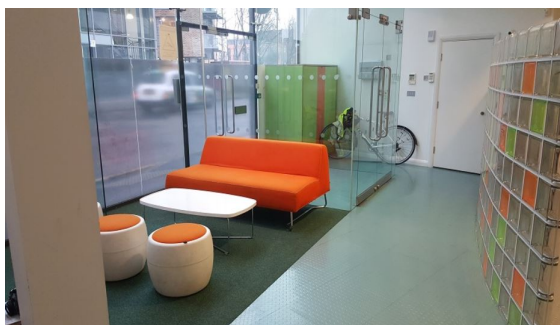
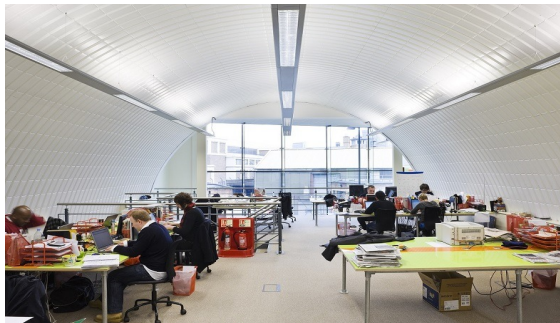




## THE OFFICE

This self contained railway arch provides a bright, contemporary open plan office suite split over two floors. The space benefits from high ceilings throughout. Rent is inclusive of service charge but exclusive of business rates.



# AVAILABILITY & FLOOR PLANS

A sublease is available until August 2019.

## SPECIFICATION

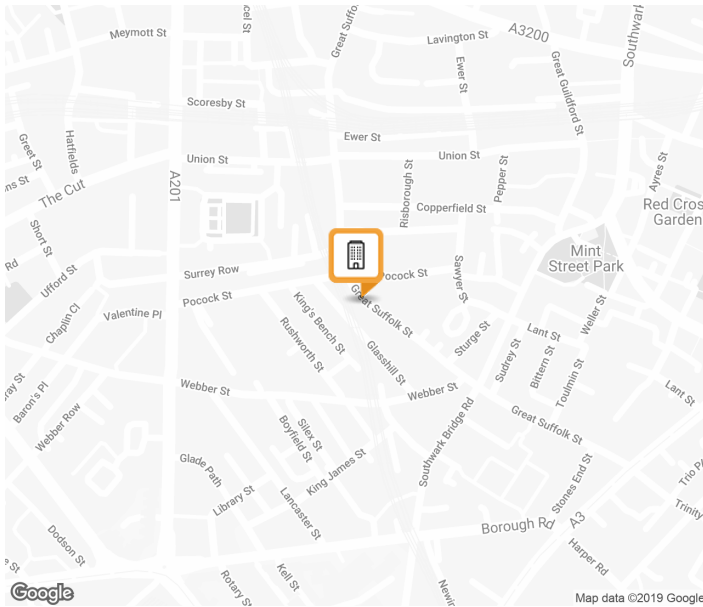
- Comfort Cooling
- Underfloor Trunking
- Excellent Natural Light
- High Ceilings
- Fitted Kitchen
- Demised WC's
- Showers
- Video Entry Phone
- 24 Hour Access

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
<b>Ground</b>	143	1,537	£42	£13.13	£0	£84,734.81	<b>LET</b>
<b>1st</b>	113	1,216	£42	£13.13	£0	£67,038.08	<b>LET</b>
<b>Total</b>	256	2,753	£42	£13.13	£0	£151,772.89	<b>LET</b>

# LOCATION

The property is located on the West side of Great Suffolk Street close to its junction with Union Street.



## COMMUNICATION

There are numerous underground and rail stations within walking distance.

## WALKING TIMES From the building

	Southwark	5 Minutes
	Borough	8 Minutes
	Elephant & Castle	12 Minutes
	Waterloo	12 Minutes

# CONTACT

020 7993 8075

[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)



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