

# **EMBASSY TEA HOUSE**











# LEASE TERM

Available by way of a new lease directly from the Landlord.

## **DESCRIPTION**

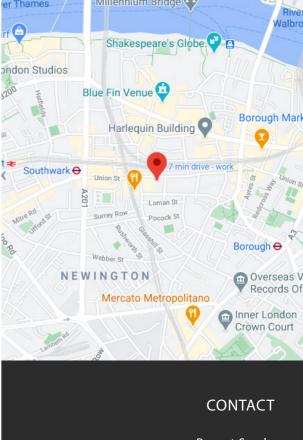
This newly refurbished historic tea warehouse is set in the heart of London's, popular Southbank. The 3rd floor is available as a whole, on a fully managed basis. The current fit out can be customized to suit any requirement.

## **AMENITIES**

- Newly refurbished
- Fully fitted office with 50 workstations
- Air conditioning
- · Openable large windows
- · Bespoke fit-out
- · Cement flooring
- · LED strip lighting
- Excellent natural light
- · Perimeter trunking
- · Demised WCs

- Showers
- Fitted kitchenette
- · Meeting rooms & break out areas
- · Furniture available
- Outdoor area
- DDA Compliant
- 24 Hour access
- EPC Upon Request

Lift access



River Walbro

Rupert Searle

07803 749 286 rs@theworkplacecompany.co.uk

**Harry James** 

020 7993 8075 hj@theworkplacecompany.co.uk



# **AVAILABILITY**

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	2,979	POA	Incl.	Incl.	POA	Available