

South Bank SE1



FIFTY SIX  
**AYRES ST**

2,450 sq ft Sq Ft Offices to Let

# YOUR PERFECT SPACE REVEALED

Located in the heart of the South Bank – this former warehouse building currently offers 2,450 sq ft of fully fitted workspace on the first floor.



**FORMER  
WAREHOUSE**



**FULLY FITTED  
WORKSPACE**



**FULL OF  
CHARACTER**



**IN THE HEART OF  
SOUTH BANK**



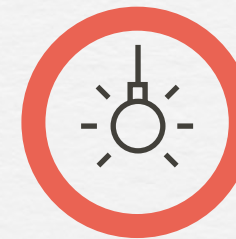
# MODERN OFFICE SPACE



AIR  
CONDITIONING



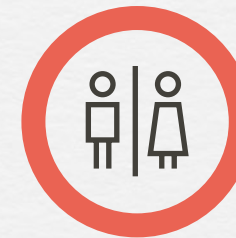
SOLID WOOD  
FLOORS



LED  
LIGHTING



SHOWER  
FACILITIES



DEMISED  
WC'S



OPEN PLAN LAYOUT  
WITH MEETING  
ROOMS AND  
BREAKOUT AREAS



# SPACE FOR CREATIVITY

A balanced mix of  
fixed-desk workstations  
and flexible working positions  
with further options to increase  
density subject to your  
requirements at a later date

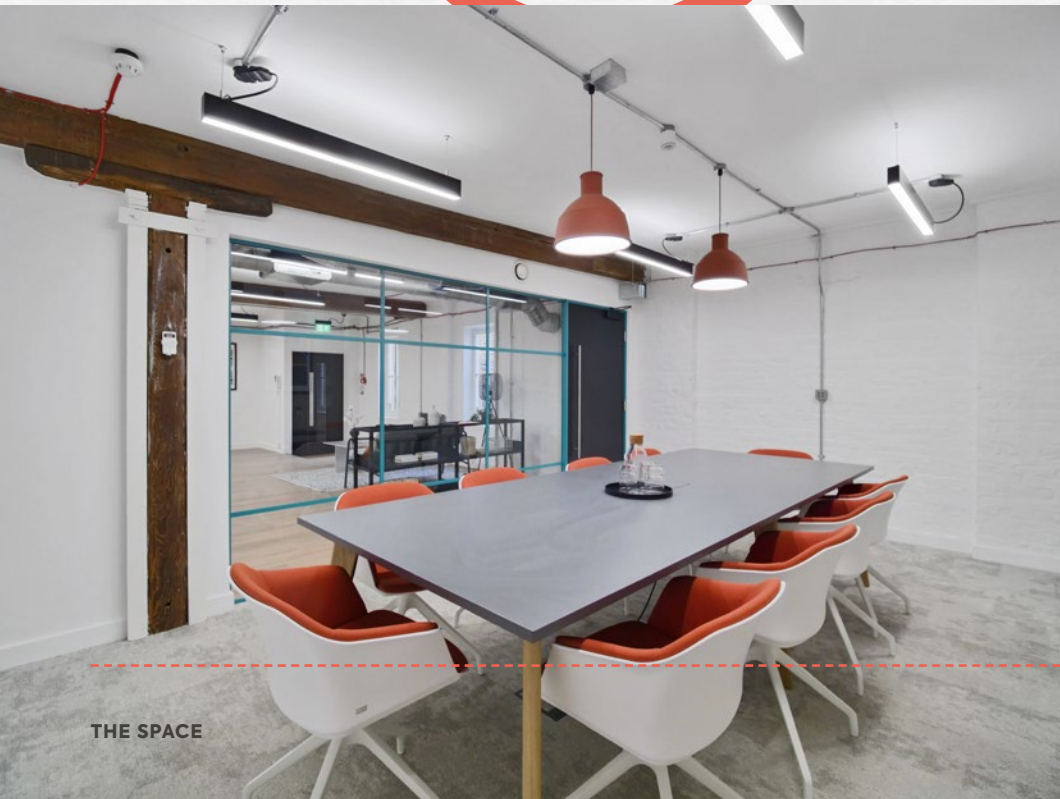


# WELCOMING WORK SPACE

The first floor offers a bright working environment with generous collaboration areas and reception lounge.



The floor provides flexible working space with a multi function break out/ meeting area.

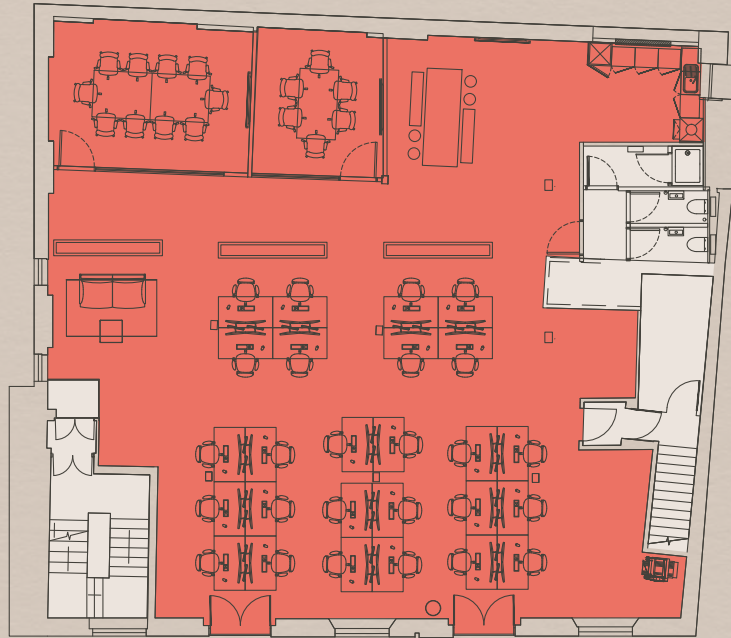


## SPACE TO COLLABORATE

# AVAILABILITY

## FIRST FLOOR

2,450 SQ FT / 227.6 SQ M



AYRES STREET

● Office  
● Core

For indicative purposes only.  
Not to scale.



26  
OPEN PLAN  
WORKSTATIONS



WELCOME/  
RECEPTION  
AREA



2 X  
MEETING  
ROOMS



KITCHEN  
AND BREAKOUT  
AREA



BRANDING &  
PERSONALISATION  
AVAILABLE



# AT THE EPICENTRE OF IT ALL

Surrounded by trend setting restaurants and bars, boutique retail and cultural landmarks.



The building benefits from close proximity to the buzzing food and live music destination, Flat Iron Square, as well as a host of other amenities that South Bank has to offer.



Images:

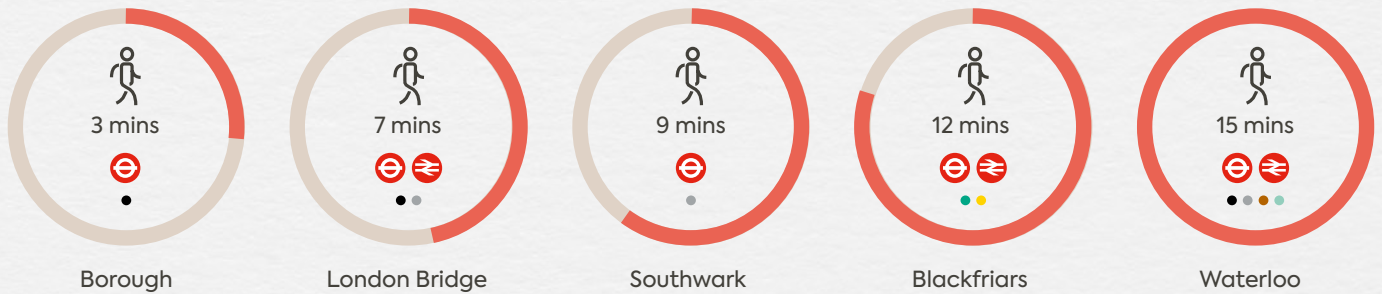
- 1. Borough Market
- 2. Flat Iron Square
- 3. Borough Yards
- 4. Caravan Bankside
- 5. Tate Modern

# EASY ACCESS TO A HOST OF TRANSPORT CONNECTIONS

Located within a short walk of London Bridge and Borough Station, the building is ideally located to benefit from the numerous transport options within the immediate vicinity.



## Connections



Walking times from the building. Source TFL.

# FURTHER INFORMATION

## Terms

A new lease is available direct from the Landlord for a term by arrangement.

## Viewing

For further information please contact the joint sole letting agents:



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