



## Collegiate House 9 St Thomas Street

LONDON SE1 9RY

OFFICE TO LET

FOURTH FLOOR

665 Sq Ft (62 Sq M)

New Lease Available

### LOCATION

Collegiate House is located in the heart of Southwark on St Thomas Street, in a prominent position between The Shard and Borough Market. The area is populated with a variety of office occupiers, along with a vibrant mix of hotels, retail shops, bars and restaurants. There are also 2 hospitals including Guy's and St Thomas' NHS Foundation Trust. The property is less than a minute's walk from London Bridge rail/underground station and is a short walk to the City of London and Blackfriars.

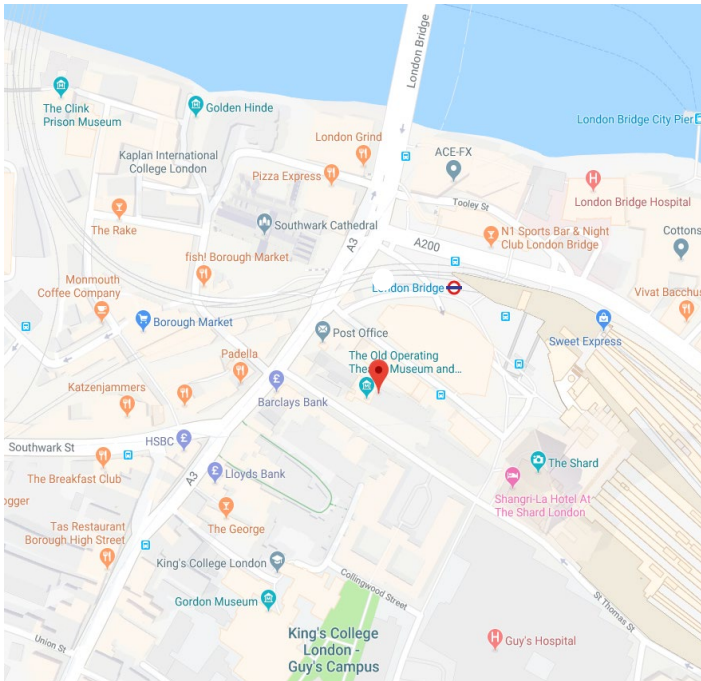
### DESCRIPTION

A fourth floor office of this Grade II\* Listed building is available to let. The office space is split into two parts; an open plan area and an office/ meeting room. The office also includes a kitchenette, 2 WCs demised and benefits from access to a rear patio / garden and terrace. Specification includes:

- LG7 LED lighting
- Air Conditioning
- CAT6 Cabling and fibre into the building
- Commissionaire
- Use of two lower ground floor conference rooms, plus a shared kitchen, WC & shower
- Bike racks

TOTAL            665 Sq Ft            62 Sq M

## LOCATION



## RENT

£33,250 pax (£50.00 per sq ft)

## BUSINESS RATES

Interested parties are advised to make their own further enquiries

## SERVICE CHARGE

£20.60 per Sq Ft (based on 2024-2025 Budget and inclusive of utilities)

## VAT

Payable on all outgoings

## TIMING

Immediate

## EPC RATING

B

## POSSESSION

On completion of legal formalities

## LEGAL

Each party to bear their own legal costs

## ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

Jamie Arva  
01923 853 749  
07957 233 219

[Jamiea@Koopmans.co.uk](mailto:Jamiea@Koopmans.co.uk)