



## 1-2 Silex Street, London, E14 9SH

Located in a trendy area just off Blackfriars Road, close to Waterloo Station. This area is filled with a range of restaurants, bars, and other useful services. A number of coffee shops are located within walking distance of the office – perfect for catching up with colleagues or informal meetings.



24hr access



Air-con



Lounge area



Disabled access



Event space



Furnished



Kitchen



Lifts



Meeting rooms



Phonebooth



Wi-fi

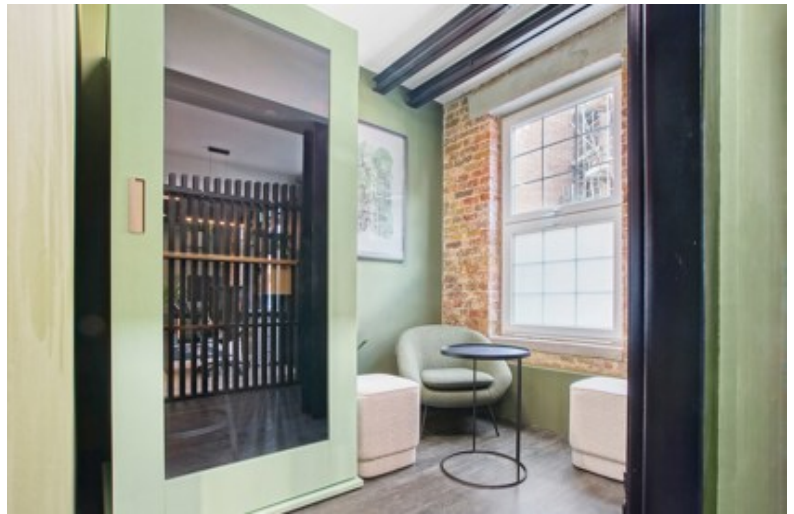


EPC Rating: C



# Image gallery

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## Nearest transport

### bus\_station

Borough Road  
3 minute walk

### subway\_station

Southwark  
7 minute walk

### train\_station

Waterloo East  
11 minute walk

### light\_rail\_station

Bank Station  
26 minute walk

## Why we love...

A wonderful space to work, I often arrive early before viewings to enjoy the comfortable ground floor lounge and great coffee. In the summer, the external courtyard is a special amenity for all tenants. The landlords are very accommodating with bespoke office changes, which is another reason why the building has been so popular. The second floor is the final available office!



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Co-Head Workthere UK



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Co-Head of Workthere UK

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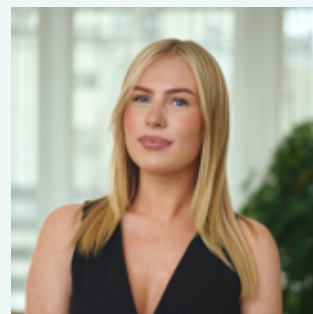
☎ 07792 802640



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# Floor Information

Download floorplan

	Monthly price	Max Desks	Size (sqft)	Price per sqft	Availability	Term
3rd Floor - right side	£20,000	40	2,000	£120	End of January 2026	12+ months