

Workplace Co.

EMBASSY TEA HOUSE

195-205 UNION STREET, LONDON, SE1 0LN

THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



EMBASSY TEA HOUSE

This newly refurbished historic tea warehouse is set in the heart of London's, popular Southbank. The refurbished spaces are fully fitted ready for an immediate occupation, with meeting rooms, kitchenette and breakout space.




Additionally, the properties amenities include sauna, showers, bike racks, outdoor space.

Available by way of **new leases** directly from the landlord

Key Features

- Fully Fitted
- Meeting Rooms
- Outdoor Area
- Heating and Cooling System
- 24 Hours Access
- Fully managed option available
- Bike Racks
- Showers with Towel Service
- Retained Historical Features
- Bookable Meeting Rooms
- Sauna
- Manned Reception

Nearby Stations

-  Southwark (4 mins walk)
-  Borough (10 mins walk)
-  London Bridge (15 mins walk)

AVAILABILITY

MANAGED

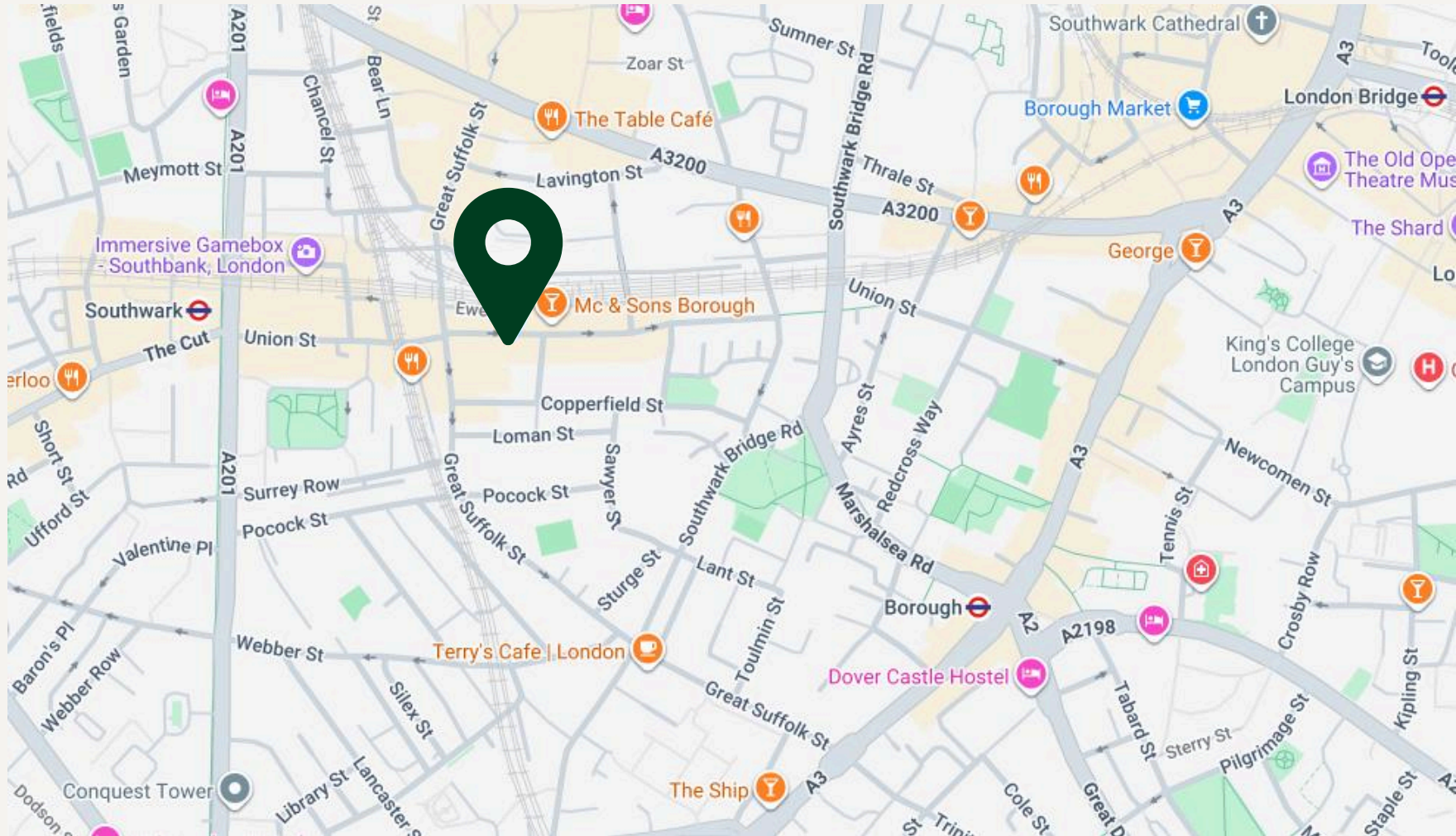
Floor	SQFT	Rates	Service	£ Monthly	£ Annually
Ground (6 desks)	248	Included	Included	£4,000	£48,000
Ground (10 desks)	382	Included	Included	£6,600	£79,200
Ground (12 desks)	598	Included	Included	£7,900	£94,800
1st	3,461	Included	Included	£43,999	£527,988
2nd	3,066	Included	Included	£39,999	£479,988
3rd	2,980	Included	Included	£39,999	£479,988
4th	2,979	Included	Included	£41,500	£498,000

TRADITIONAL LEASE

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
1st	3,461	£62.50	£19.55	£22.17	£30,059	£360,705
2nd	3,066	£65	£19.55	£22.17	£27,267	£327,204
3rd	2,980	£69.50	£19.55	£22.17	£27,620	£331,436
4th	2,979	£69.50	£19.55	£22.17	£27,610	£331,324

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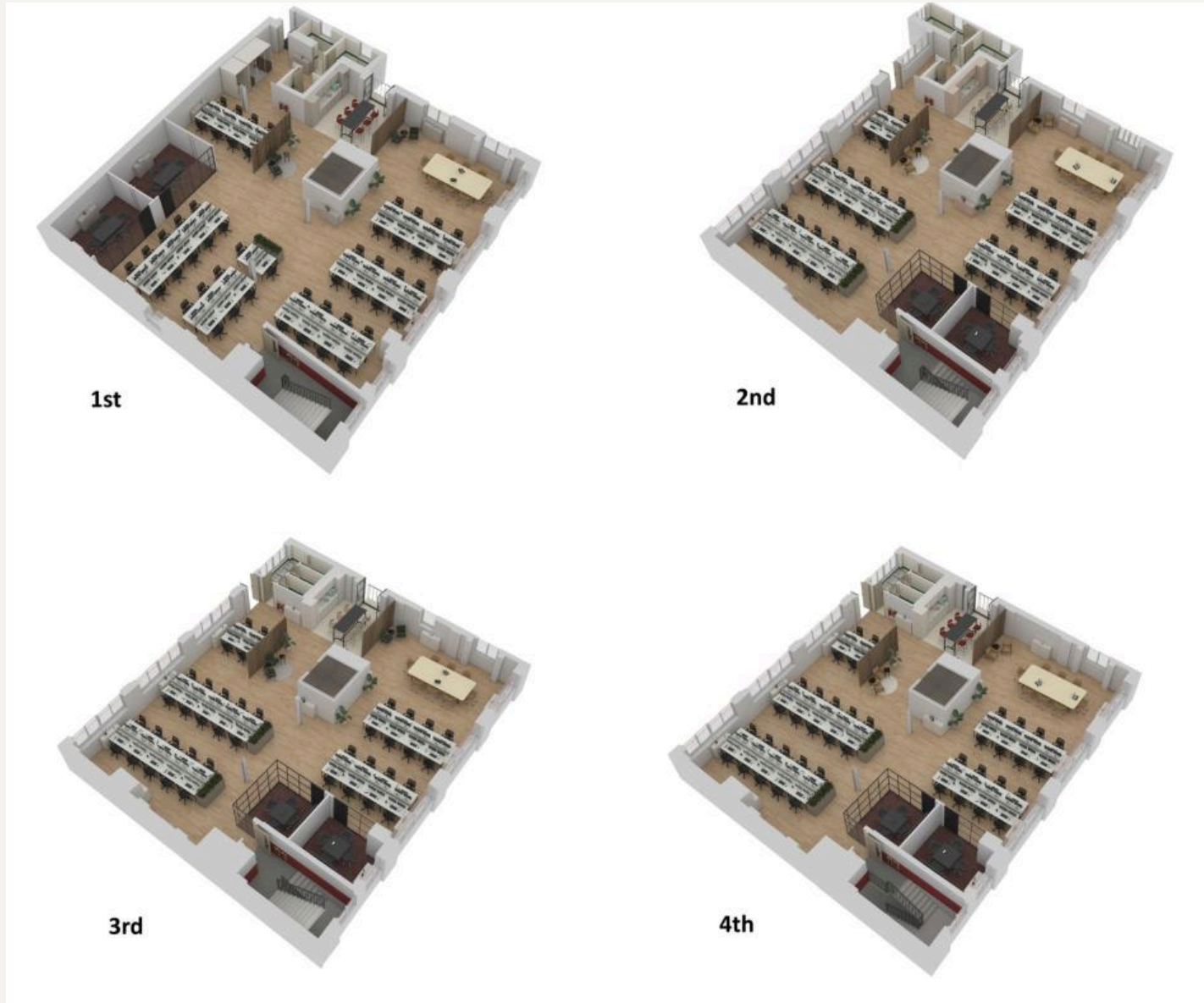
The building is located on the south side of Union Street, east of Great Suffolk Street in London's fashionable South Bank District. Southwark Underground Station is approximately 3 minutes-walk and both Waterloo and London Bridge Stations are within easy walking distance.



GALLERY



FLOOR PLAN



VIEWINGS

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