



Collegiate House 9 St Thomas Street LONDON SE1 9RY

OFFICES TO LET

GROUND FLOOR
344 Sq Ft (33 Sq M)

FOURTH FLOOR
665 Sq Ft (62 Sq M)

New Leases 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

Offices on the ground floor and fourth floor of this comprehensively refurbished Grade II* Listed building are available to let.

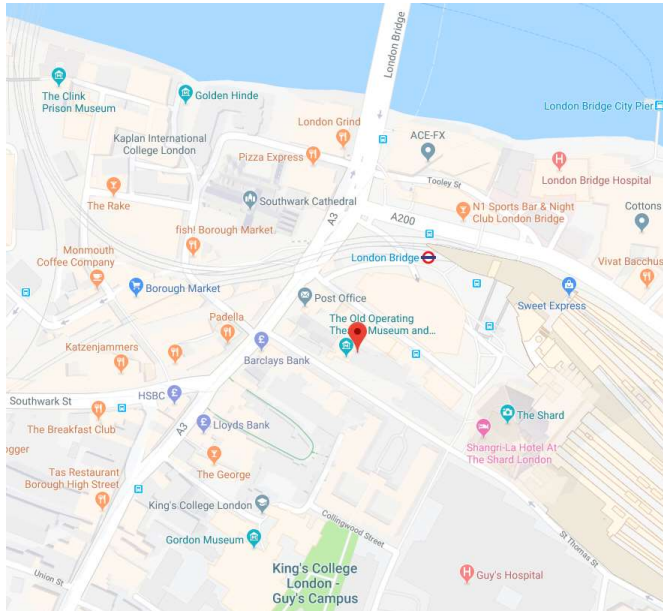
The ground floor suite comprises a main open plan area and 2 shared WCs.

The 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:

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

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|-----------------------|--------------------|----------------|
| GF Suite | 344 Sq Ft | 33 Sq M |
| 4 th Floor | 665 Sq Ft | 62 Sq M |
| TOTAL | 1,009 Sq Ft | 95 Sq M |

LOCATION



RENT

Ground Floor Suite

£18,920 pax (£55.00 per sq ft)

Fourth Floor

£33,250 pax (£50.00 per sq ft)

BUSINESS RATES

Interested parties are advised to make their own further enquiries

SERVICE CHARGE

TBC

VAT

Payable on all outgoings

TIMING

Ground Floor Suite – From May 2025

Fourth Floor – Available Now

EPC RATING

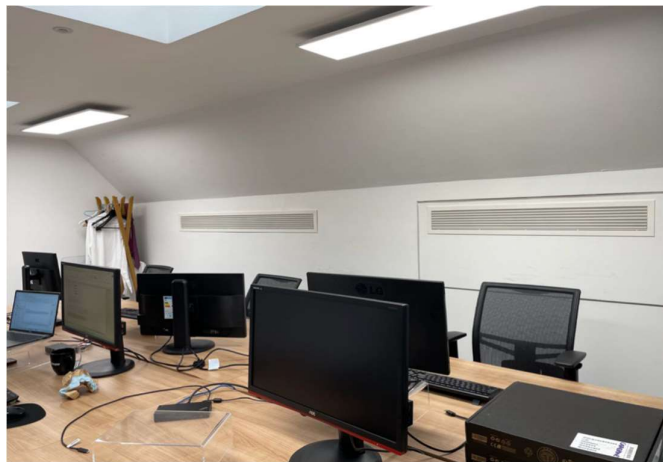
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POSSESSION

On completion of legal formalities

LEGAL

Each party to bear their own legal costs



ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT – KOOPMANS

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KOOPMANS

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