

RENT ONLY £17.50 PSF, EXCL!!

La Gare, 51-53 Surrey Row, London, SE1 0BZ

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Self-contained office to let close to Southwark

Summary

Tenure	To Let
Available Size	1,500 to 3,154 sq ft / 139.35 to 293.02 sq m
Rent	£75,000 per annum including rent, business rates, service charge and insurance (equates to rent £17.50 psf, excl)
Service Charge	Included in rent
Business Rates	Included in rent
EPC Rating	D

Key Points

- Self-contained
- Fully furnished
- Fitted with boardroom and two kitchenettes
- Comfort cooling
- Perimeter trunking
- 4 x WC's
- Cat 5e cabling
- Two car parking spaces

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Business Rates	Included in rent
Service Charge	Included in rent
Car Parking	To be confirmed, subject to terms
EPC Rating	D

Description

Self-contained office accommodation located over the lower ground, ground and mezzanine floors.

Fully furnished and fitted with a boardroom and two kitchenettes.

Amenities include:

- two car parking spaces
- on-site gym
- natural light to lower ground floor
- furniture included

Location

The property is located on the western side of Surrey Row, close to Blackfriars Road.

Southwark underground station and Waterloo station are both within easy walking distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Lower Ground	1,365	126.81	To Let	Available
Ground	895	83.15	To Let	Available
Mezzanine	894	83.06	To Let	Available
Total	3,154	293.02		

Specification

- Comfort cooling
- Perimeter trunking
- CAT 5e cabling
- Two kitchenettes
- Boardroom
- 4 x WC's
- On-site gym
- Car parking spaces
- Fully furnished

Viewings

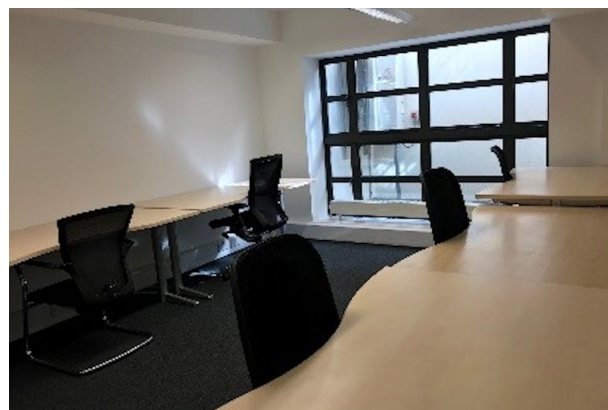
By appointment only, via sole joint agents - Kinney Green and Heyford Masons.

Terms

A new flexible lease is available directly from the Landlord, for a term to be agreed.

Video

- Virtual Tour - <https://my.matterport.com/show/?m=cBxrc067DSk>



Viewing & Further Information

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