



OFFICE TO LET

## 7 HOLYROOD STREET

London, SE1 2EL

UNDER REFURBISHMENT, AVAILABLE JUNE 2025, PART FITTED OFFICES IN WAREHOUSE STYLE BUILDING. EXPOSED STRUCTURAL STEEL, CLOSE TO LONDON BRIDGE.

2,000 TO 4,750 SQ FT (185.81 TO 441.29 SQ M)

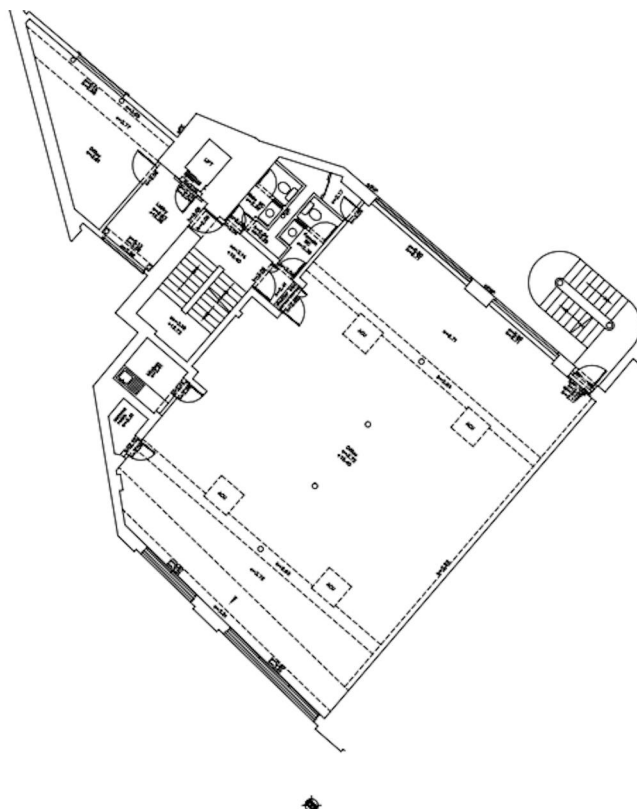


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## DETAILS



### DESCRIPTION

Refurbished offices close to London Bridge - PC Q2 2025 for occupation. Warehouse style modern comprehensive refurbishment to the offices and common parts.

### ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th - part fitted 4th floor with private terrace	1,400	130.06	To Let	Available
3rd	2,250	209.03	To Let	Coming Soon
Lower Ground	2,500	232.26	To Let	Coming Soon
<b>Total</b>	<b>6,150</b>	<b>571.35</b>		

### KEY FEATURES

- Under Refurbishment, PC June 2025
- Part fitted office suites
- Kitchen
- Raised floor
- Shower facilities
- Targeting EPC B
- 3 minutes from London Bridge Station
- LED Lighting

### OUTGOINGS

- **Rent:** £32.50 - £62.50 per sq ft
- **Rates:** £15.30 per sq ft Based on 2024 / 2025 rates
- **Service charge:** £11.55 per sq ft
- **Estate charge:** n/a
- **EPC:** B

7 HOLYROOD STREET

London, SE1

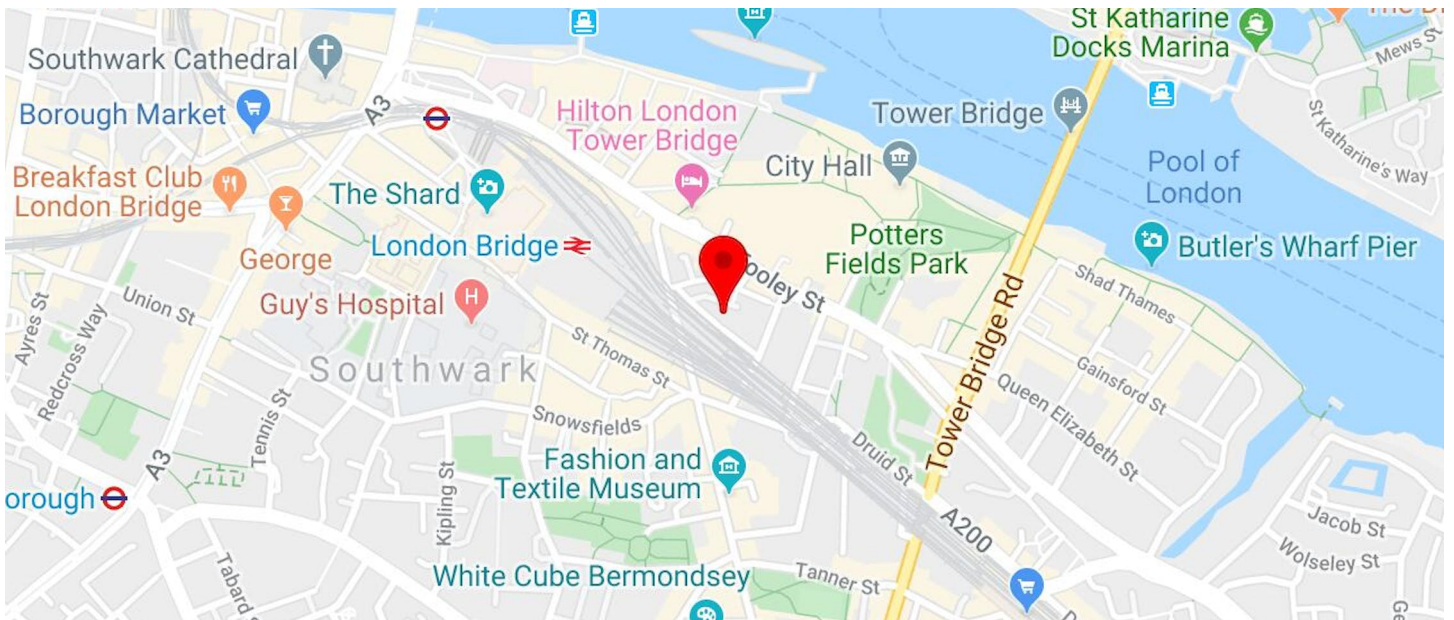
TO REQUEST A VIEWING CALL US



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## LOCATION



3 minutes' walk from London Bridge station.

## CONTACT US

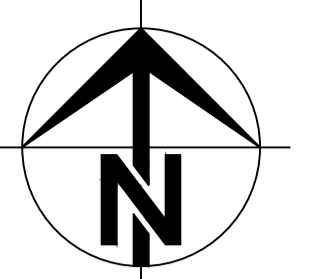
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INDICATIVE

Although every effort has been made to confirm type, run and size of drainage it is advisable to check these details against statutory authority records before proceeding with any design.

Although every effort has been made to confirm species of trees shown on this drawing if it is critical to design we do not accept responsibility for any errors and advise consultation with an arboriculturalist.

Every effort has been made to confirm the structure within the building, however this is a non-intrusive survey and we accept no responsibility for any errors beyond the visible fitout. If this is critical to design we suggest further investigation.

As determined by RICS guidelines, this survey has a presentation scale of 1:100. Interrogated dimensions will be within tolerance for this and smaller scales only.

Do Not Scale From Paper Copies

Rev. Notes: Date

### LEGEND

when viewing individual elements please ensure that all layers beginning "C" are turned on & thawed, as well as the relevant floor prefix. e.g. "1" for first floor

Layer control	Elevation / Section	Drawing Annotation
Plan		
B : Basement	B : Brick elev._.b : Brick	heights above FFL to
G : Ground	P : Partition elev._.j : Finishes	a : Sill Height
1 : First	O : Overheads elev._.l : Text	h : Head Height
2 : Second	R : Ramps/Steps elev._.w : Window	c : Ceiling Height
3 : Third	S : Services sec._.b : Brick	b : Beam Height
4 : Fourth	W : Windows sec._.j : Finishes	sp : Spring Point
5 : Fifth	L : Levels sec._.l : Text	sc : Structural Ceiling
6 : Sixth	T : Text sec._.w : Window	tc : False Ceiling

#### Symbols:-

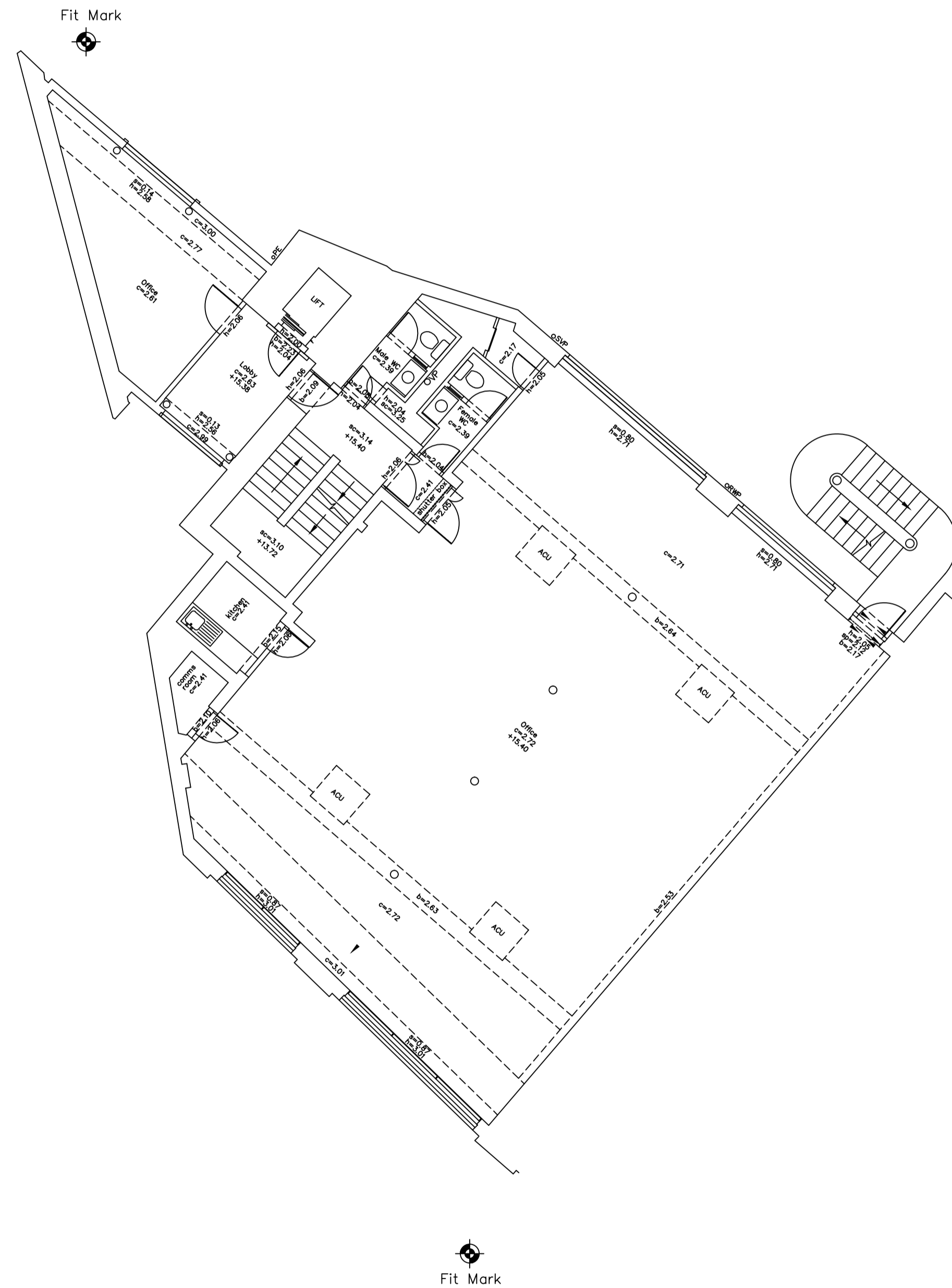
Beam (Exposed)	Step Up
Beam (Hidden)	Slope Up
Section/Elevation line	Stair Cut
	Jamb
	Hinge
	Fit Mark

#### Example Level Annotation:-

T 00.00	Elevation Detail Levels
+ 00.00	Plan Detail Levels
+ [00.00]	Plan Soffit Levels



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Project  
**7 HOLYROOD STREET  
LONDON  
SE1**

Title  
**EXISTING  
THIRD FLOOR PLAN**

Client  
**WORKMAN LLP**

Project No	Revision	Dwg No.
07318RB	F0	5 of 6
Plot Scale	Sheet Size	Date
1 : 100	A1	01/03/2018

Levels Related to OSGB36 unless otherwise stated.

