

# FIELD & SONS

COMMERCIAL

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## FULLY FITTED 'PLUG & PLAY' OFFICES TO LET



### THE SIGNAL BUILDING, 93 NEWINGTON CAUSEWAY LONDON SE1 6BN

**1,869 – 3,929 SQ FT (173.6 – 365.0 SQM)**

#### LOCATION

Located on the eastern side of Newington Causeway within a short walk of the transport hub at Elephant & Castle approx. 300m to the south, serviced by mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central and outer London. Borough Underground station (Northern line) at the bottom of Borough High Street is also within walking distance to the north.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links. The popular Mercato Metropolitano food and drinks venue is on the opposite side of the road.

#### ACCOMODATION

First Floor : 1,869 sq ft (173.6 sqm)  
Second Floor : 2,060 sq ft (191.4 sqm)  
Total : 3,929 sq ft (365.0 sqm)

# THE SIGNAL BUILDING, SE1

## DESCRIPTION

The Signal Building is a mixed use tower building constructed in 2014.

The first and second floor offices are available providing fully fitted and furnished plug and play accommodation with each floor being a mix of open plan space plus meeting rooms, fully equipped kitchens, demised w.c.s and showers plus multiple terraces.

## AMENITIES

- Air conditioning
- Accessible raised floor
- LED lighting
- Passenger lift
- DDA compliant
- Excellent decorative condition
- Great natural light
- Secure bike storage

## TERMS

Available as individual floors or a combined letting of the whole on new leases by arrangement.

## RENT

£32.50 per sq ft per annum, exclusive of all outgoings.

## SERVICE CHARGE

£2.76 per sq ft per annum

## BUSINESS RATES

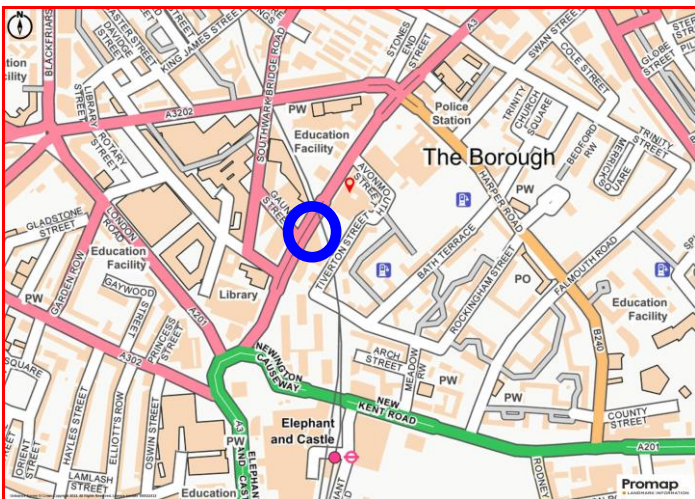
£11.92 per sq ft payable for the year 2022/23.

## ENERGY PERFORMANCE

EPC Asset Rating = 56 (Band C).



## SIGNAL BUILDING – LOCATION PLAN



## FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith

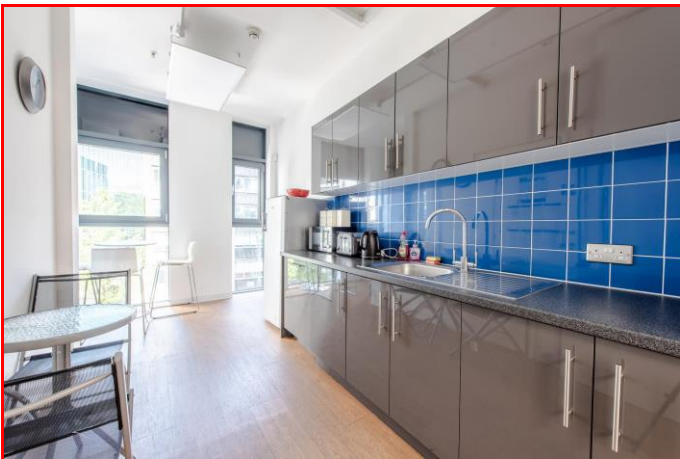
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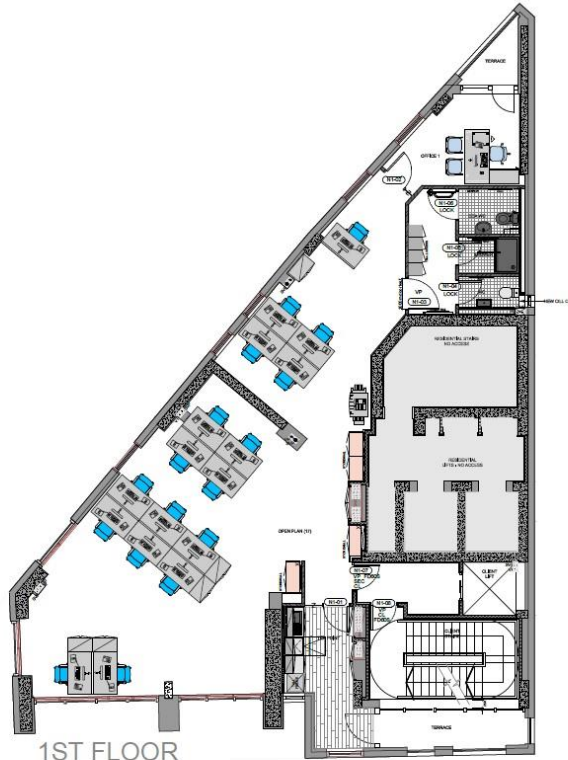


# SIGNAL BUILDING, SE1

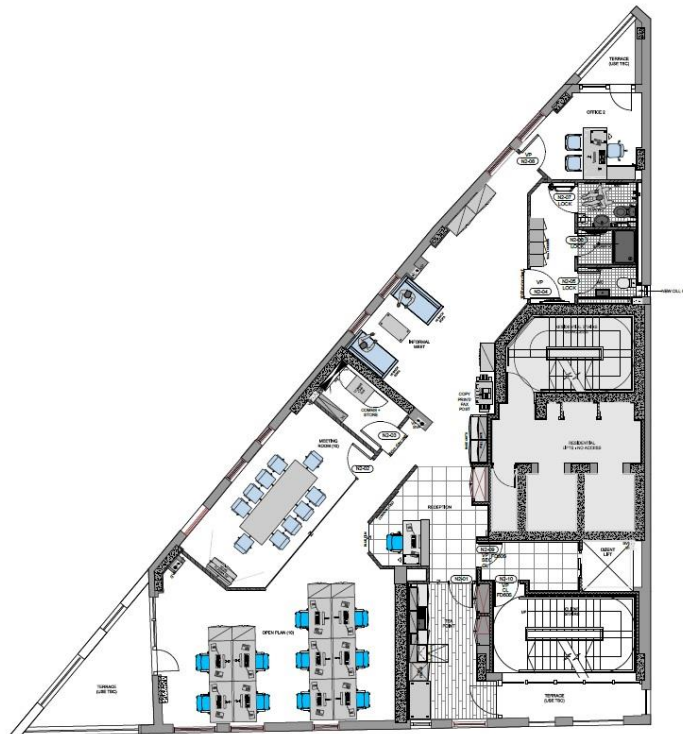


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# SIGNAL BUILDING, SE1



1ST FLOOR  
NET INTERNAL AREA:  
173.71 SQ.M (1,869 SQ FT)



2ND FLOOR  
NET INTERNAL AREA:  
191.41 SQ.M (2,060 SQ FT)