

# I-2 PARIS GARDENS

LONDON, SE1 8ND



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

These brand new serviced offices are in a popular location in Southwark, SE1. The building is 75,000sqft of newly refurbished office space which can contain up to 900 desks.

There are a range of different size offices available to suit all business and clients also have the option to scale up and grow into larger space within their contracts. No long terms commitments are needed to secure space in the building as a flexible licence agreement is used which appeals to start up companies and those with a short term project. Conference rooms are available to hire by the hour, half day and full day as well as break out space for less formal meetings.

## LOCATION

Located near Southwark underground station 1-2 Paris Garden is in a great location in SE1. London Bridge and Waterloo which are two of capital's busiest stations are only a few minutes walk from the offices. The City of London is easily accessible too with a short walk over Blackfriars Bridge.

## SPECIFICATION/AMENITIES

- Meeting rooms to hire
- Manned reception
- Fully furnished offices
- High quality fit out
- Excellent transport links
- Stocked kitchens
- Flexible term length

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. January 2020