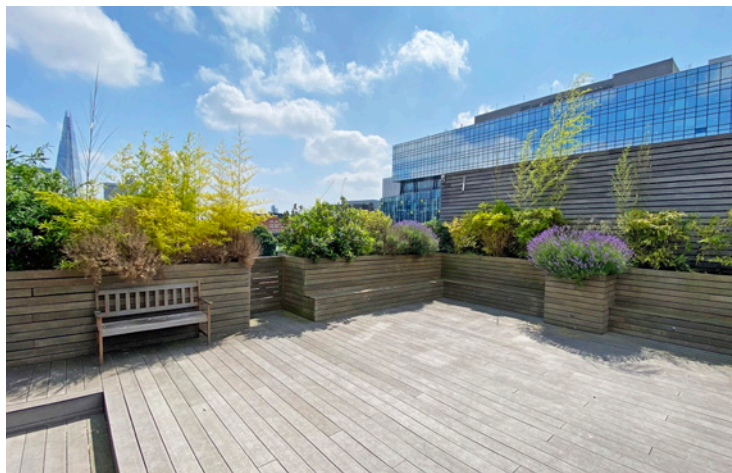




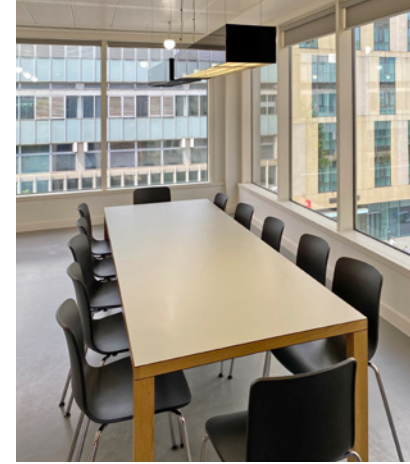
203-208
BLACKFRIARS ROAD
LONDON SE1

8,724 SQ FT OFFICE SPACE TO LET



203-208 BLACKFRIARS ROAD, LONDON SE1

8,724 SQ FT OFFICE SPACE TO LET



DESCRIPTION

The available 2nd and 3rd floors each comprise approximately 4,362 sq ft. The 3rd floor will be refurbished to Grade A and will provide regular open plan floors with excellent levels of natural light. The 2nd floor is fitted and available Plug & Play. The building benefits from a manned reception, bike storage, showers and locker facilities as well as a roof terrace with panoramic views.



203-208 BLACKFRIARS ROAD, LONDON SE1

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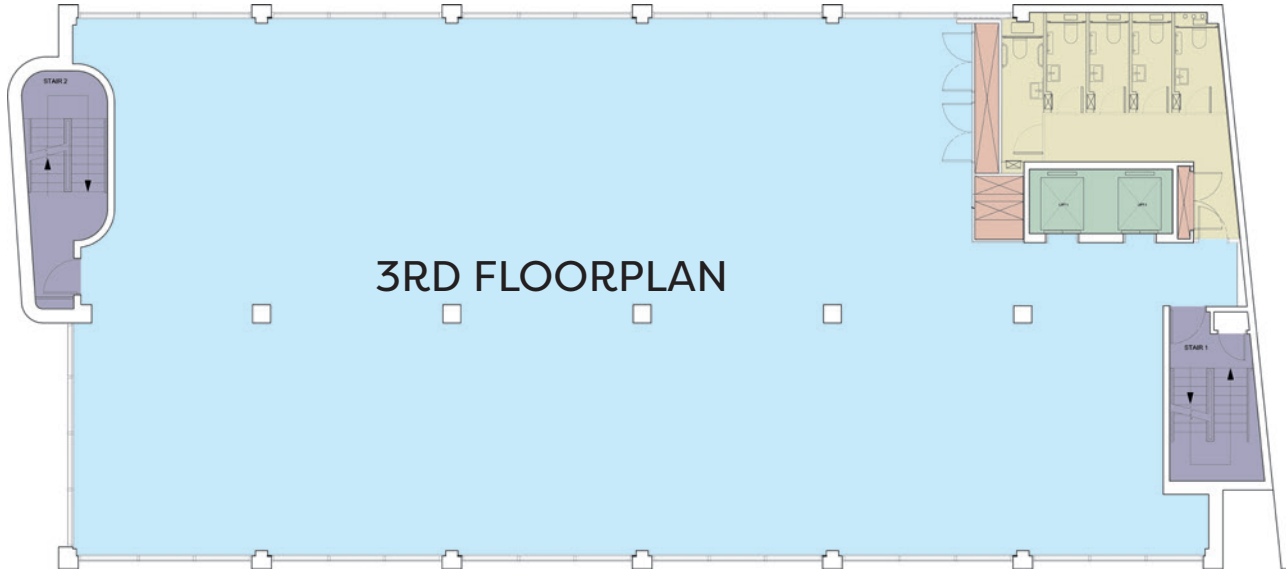
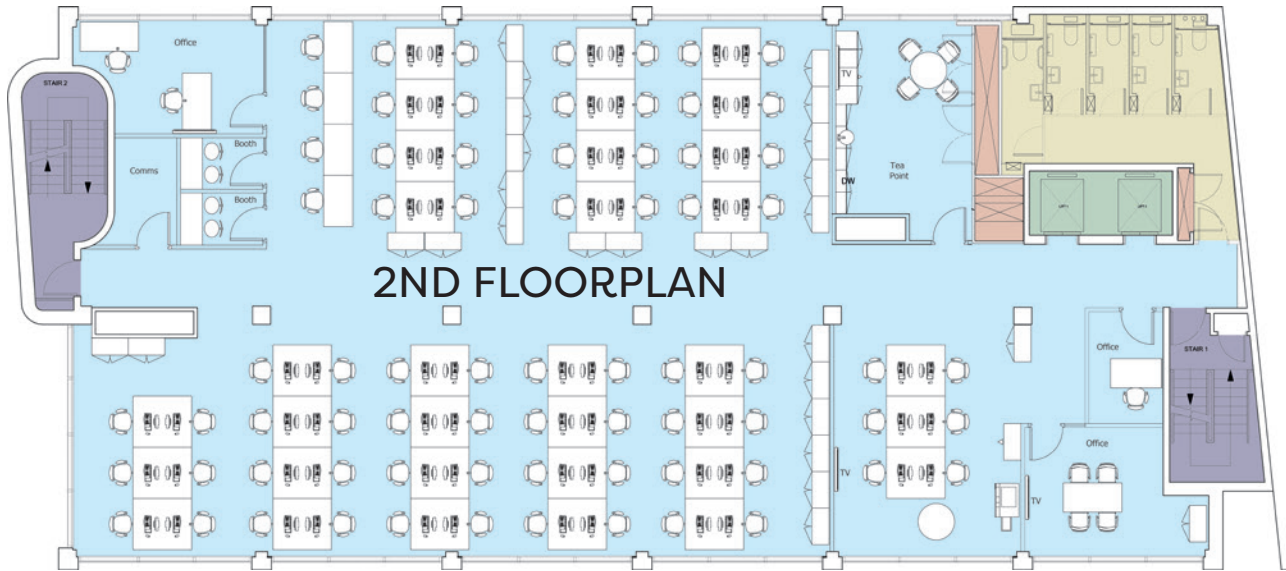
LOCATION

203-208 Blackfriars Road is prominently situated on the Southbank less than minutes walk from Southwark underground station (Jubilee line) providing direct links west to Waterloo, Westminster and Bond Street, and east to London Bridge and Canary Wharf. Waterloo, Blackfriars and London Bridge mainline stations are all within short walking distance.



203-208 BLACKFRIARS ROAD, LONDON SE1

8,724 SQ FT OFFICE SPACE TO LET



ACCOMMODATION

Floor	Area sq ft
3rd - undergoing cat a refurb	4,362
2nd - 'plug and play'	4,362
Total	8,724

Floor area subject to measurement

SPECIFICATION/AMENITIES



- Grade A refurbished accommodation



- VRF Air-conditioning & full access raised floors



- Roof terrace



- Demised WC's



- Manned reception and 24 hour access



- 2 x 8 person passenger lifts



- Showers and cycle storage



- EPC - C 66/BREEAM very good

Office space available Stairs W/Cs Risers Lifts

203-208 BLACKFRIARS ROAD, LONDON SE1

8,724 SQ FT OFFICE SPACE TO LET

VIEWING

Viewing strictly by prior appointment
with the sole agent:



For further information contact:

Colin Hargreaves
colin@gryphon.uk.com
Tel: 020 3440 9804

Jamie Major
jamie@gryphon.uk.com
Tel: 020 3440 9809

TERMS

LEASE

Flexible by arrangement

RENT

3rd floor – £59.50 per sq ft p.a.x.

2nd floor – £49.50 per sq ft p.a.x.

RATES

£22.32 per sq ft (2021/22 Estimate)

SERVICE CHARGE

£11.25 per sq ft (2021 Estimate)

VAT

Elected

Subject to Contract

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