

Commercial Offices for Rent

8,300 sq ft – 32,485 sq ft

Short-term offices on flexible terms. Potential further space available 2015.

TO LET

25 Lavington Street, Southbank, London SE1 0NA



LOCATION

The building is situated on the south side of Lavington Street, which is situated just south of Southwark Street and adjacent to The Tate Gallery. The building is well located to provide easy access to The West End, The City and The Docklands. In the immediate vicinity are cafes, restaurants, hotels and shops.

TRANSPORT

Southwark Station (Jubilee Line)

London Bridge (Northern & Jubilee Lines and Mainline Services)

Waterloo (Bakerloo, Northern, Jubilee, Waterloo & City Lines and Mainline Services)



DESCRIPTION

A former industrial building which was refurbished and occupied as offices, most recently by a bank for disaster recovery space. An impressive atrium provides the reception area and the building is available to let in part or in its entirety. The offices are offered in their existing condition.

AMENITIES

- Raised floors
- Air-conditioning
- Good natural daylight
- Metal tile suspended ceiling
- Two 8 person passenger lifts
- Loading bay with full vehicle access
- Goods lift
- Onsite parking

FLOOR AREAS

3 rd floor	1,024 sq ft	95.1 sq m
2 nd floor	6,622 sq ft	615.2 sq m
1 st floor	7,799 sq ft	724.5 sq m
Ground	7,569 sq ft	703.2 sq m
Mezzanine	265 sq ft	24.6 sq m
Basement	8,298 sq ft	770.9 sq m
Loading Bay	908 sq ft	84.4 sq m
Total	32,485 sq ft	3,017.9 sq m

LEASE

New flexible leases are available up until October 2015 or possibly longer by arrangement.

RENT

£22.50 per sq ft plus VAT.

SERVICE CHARGE

TBC

RATES

The estimated rates payable for 2012/2013 are £65,370 per annum, which equates to approximately £2.00 per sq ft.

Interested parties must satisfy themselves as to the accuracy of these figures and should contact The London Borough of Southwark.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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