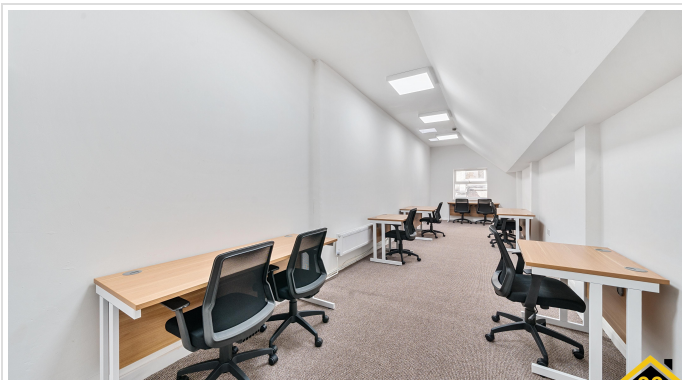


Bed Retail Property In Stamford Street , London, SE1 9LX

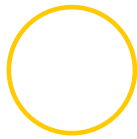
£5,000 Monthly



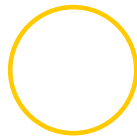


## SHORT DESCRIPTION

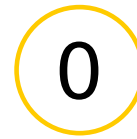
Property Ref: 11912 RETAIL OFFICE SPACE TO RENT DESCRIPTION Office - retail space, close to Blackfriars Bridge, divided over the ground floor, lower ground and first floor. The ground floor reception area covers 613 square feet while the open-plan lower ground level, which is accessed by steps, is 1,076 square feet. The first floor offices cover 1,141 square feet. £60,000 per annum + VAT, exclusive of business rates, and rent is subject to VAT. A new lease will be available, subject to two months rent deposit and the rent will be due quarterly in advance. New lease to be agreed directly with the Landlord. Available now - ready for occupation. LOCATION Located next to Pret A Manger on Stamford Street (A3200) close to the junction with Hatfields. Within walking distance to BFI, National Theatre, Kings College (Waterloo Campus), Southbank and the Oxo Tower. Waterloo, Waterloo East and Southwark Stations providing both National Rail and underground services are all within ten minutes walking distance. KEY POINTS • 2,830 square feet divided over ground, lower ground and first floors • New lease direct from the landlord • Available now • Rental - £60,000 per annum + VAT • Exclusive of business rates • Ten minutes from Waterloo, Waterloo East and Southwark Stations • Close to Blackfriars Bridge Walking distance to BFI, National Theatre and Southbank • Ready for occupation Annual rent: £60,000 + VAT Monthly: £5,000.00 + VAT -----



Bed Room(s)



Bath Room(s)

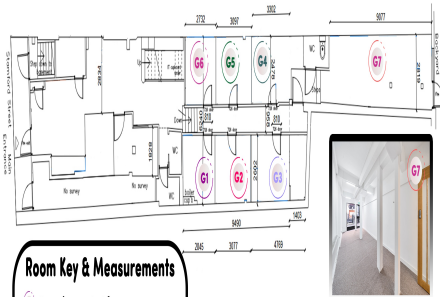


Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Ground Floor and Lower Floor Plan



### Room Key & Measurements

- G1 Premium = 9x8ft
- G2 Premium = 10x8ft
- G3 Premium = 11x8ft
- G4 Premium = 10x8ft
- G5 Premium = 10x8ft
- G6 Premium = 8x8ft
- G7 Executive = 29x9ft

#### Please note:

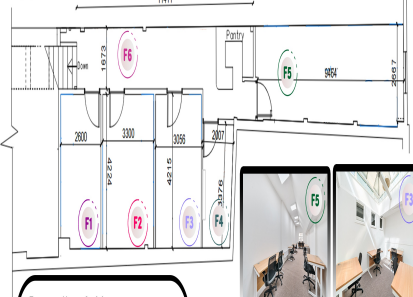
Please see our sample images with this floor plan Labelled G7 & G5. These are just a few sample images as the office layout will vary from the pictures included.

#### Please note:

This plan is for illustration purposes only, we will assign you into the office that will be available by the time we finalise your agreement with us. For more information please be sure to contact us.



## Upper Floor Plan



### Room Key & Measurements

- F1 Premium = 8x13ft
- F2 Premium = 10x13ft
- F3 Premium = 10x13ft
- F4 Premium = 6x11ft
- F5 Executive = 31x8ft
- F6 Breakout Area

#### Please note:

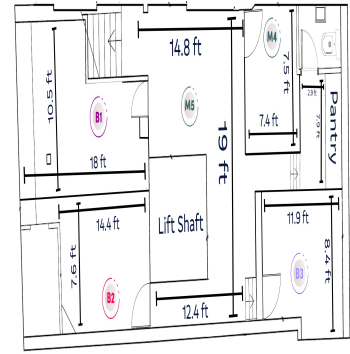
Please see our sample images with this floor plan Labelled F3, F5 & F6. These are just a few sample images as the office layout will vary from the pictures included.



#### Please note:

This plan is for illustration purposes only, we will assign you into the office that will be available by the time we finalise your agreement with us. For more information please be sure to contact us.

## Basement Floor Plan



### Room Key & Measurements

- B1 Room 1
- B2 Room 2
- B3 Room 3
- M5 Meeting Room
- Breakout Area



Stamford Street, London, SE1

Stamford Street, London, SE1

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# EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

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