

203-208 BLACKFRIARS ROAD

LONDON, SE1 8NL



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

203-208 Blackfriars Road provides 11,919 sq ft of fitted office space which is available for immediate occupancy. The accommodation is arranged over the 1st, Ground, and Lower Ground floors, and can be taken together or individually. The building has good aspect, natural light and benefits from a manned reception, bike storage, shower facilities as well as a communal roof terrace with panoramic views.

*Photos are of 3rd Floor

ACCOMMODATION

FLOOR

AREA

1st	4,304 sq ft
Ground	3,585 sq ft
Lower Ground	4,030 sq ft

TOTAL

11,919 sq ft

Floor area subject to measurement

LOCATION

The property is situated almost diagonally opposite Southwark tube 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.

SPECIFICATION/AMENITIES

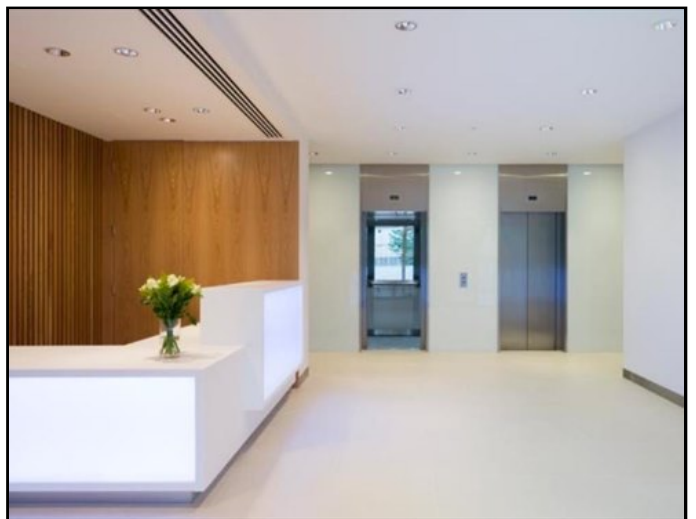
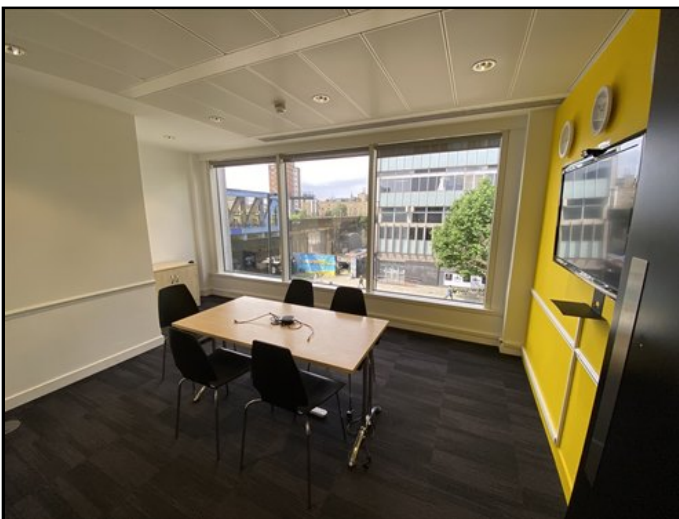
- Grade A refurbished accommodation
- VRF Air-conditioning
- Full access raised floors
- Communal roof terrace
- Demised WC's
- Manned reception and 24 hour access
- 2 x 8 person passenger lifts
- Showers and cycle storage

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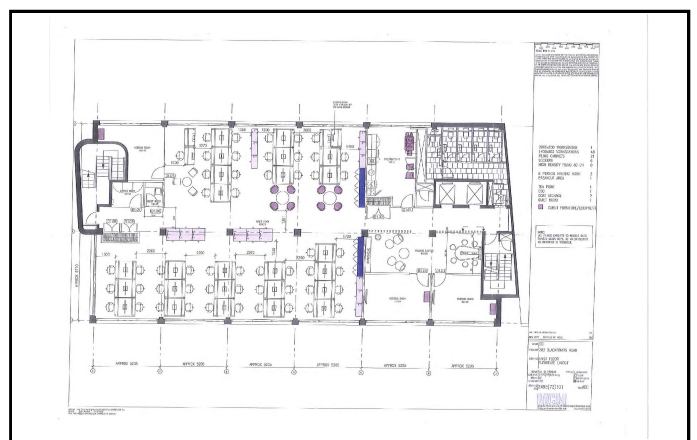
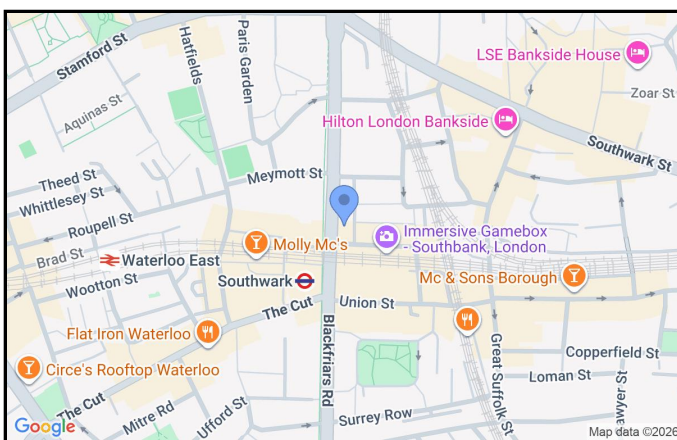


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TERMS

LEASE

Sublease until October 2026

RENT

£30,000 pcm (Managed)

£39.50 per sq ft (Conventional)

RATES

£24.00 per sq ft

SERVICE CHARGE

£13.62 per sq ft

VAT

Electd

VIEWING

Viewing strictly by prior appointment with the sole agent:

ISOBEL PAYNE ENQUIRIES

0203 440 9800

info@gryphon.uk.com

COLIN HARGREAVES

07778 164159

colin@gryphon.uk.com

Subject to Contract

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