

020 3130 6400

SELF-CONTAINED MEDIA-STYLE OFFICES

TO LET

4 VALENTINE PLACE, LONDON SE1

Ground – 1,361 sq. ft.
 Lower Ground – 1,216 sq. ft.
Total – 2,577 sq. ft.

LOCATION

The building is situated on the north side of Valentine Place within a prominent high quality office location. The building benefits from excellent transport facilities, being located only a few minutes' walk from Southwark Underground station (Jubilee line). Waterloo station (Jubilee, Northern, Bakerloo and National Rail) is also a short walk away and there are numerous buses which run along Blackfriars Road.

ACCOMMODATION

The accommodation comprises a multi-floor suite of Ground & Lower Ground Floor warehouse-style offices. The offices benefit from a private self-contained street entrance. The space is predominantly open plan but benefits from a partial fit out. There are communal facilities available in 3 Valentine Place, including a Conference Suite, showers & bike racks.

Ground Floor	1,361 sq. ft.
Lower Ground Floor	1,216 sq. ft.
Total	2,577 sq. ft.

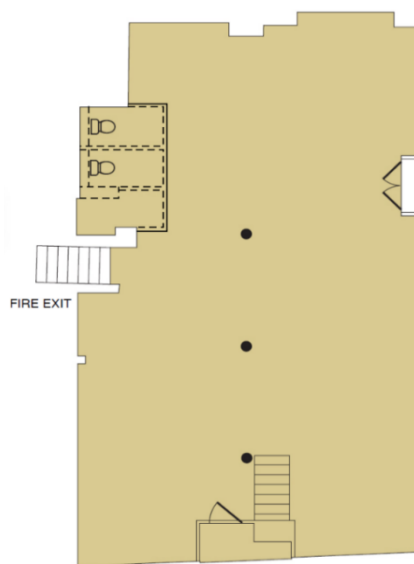
AMENITIES

- Air conditioned
- Self-Contained
- Modern warehouse/media-style
- 24 hour access
- Bike racks
- Raised flooring
- Private WCs and Kitchen
- Commissionaire
- Showers
- Communal Conference Suite

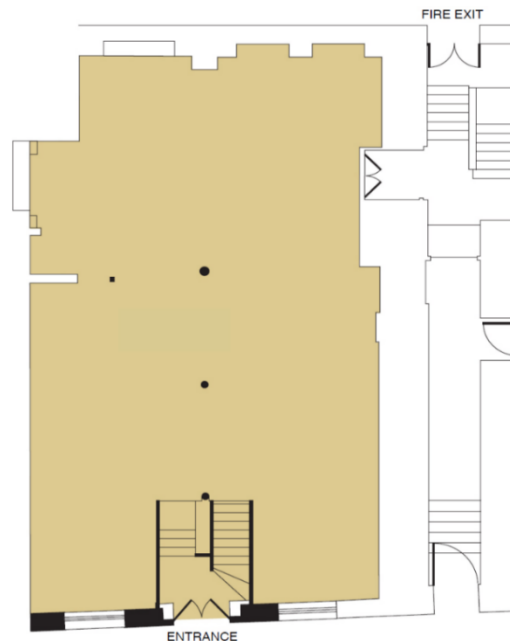


TERMS

Lease	A new lease is available on terms by arrangement
Rent	Quoting £47.50 per sq. ft. per annum
Rates	£11.82 per sq. ft. per annum. Tenants are advised to make their own enquiries.
Service Charge	Running at £4.32 per sq. ft. per annum approx.
VAT	Elected
Legal Costs	Parties responsible for their own legal costs
EPC	On request



Lower Ground Floor



Ground Floor

VIEWINGS

Strictly by appointment through sole agents:-

Hanover Green LLP

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SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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