



**STIRLING  
ACKROYD**

**FOR SALE**

**2 Lant Street, London,  
SE1 1QR**

598 sq ft

Self-contained office /  
studio within a  
contemporary mixed use  
development in the heart  
of Southwark.



**VIDEO TOUR**

**stirlingackroyd.com**



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## Description

Modern and versatile office/studio space situated on Lant Street, within a mixed-use development, offering a dynamic environment perfect for businesses looking for flexibility and style. The space has been well designed and fitted to a high standard, creating a productive and professional atmosphere.

The space is plug and play with a demised meeting room, kitchenettes and WCs on each floor. The space benefits from good natural light and street frontage providing branding opportunities.

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## Key points

- Total unit - 1,224 square feet
- Self-contained office / studio
- Five minute walk to Borough Station
- Street frontage
- Open plan layout
- Plug and Play
- Meeting room
- WCs



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## Location

Located on Lant Street which is set behind Southwark Bridge Road, the area offers easy access to green spaces such as Mint Street Park alongside the local amenities found at Bankside and Borough Market. Transport connections are excellent, with London Bridge and Waterloo, Borough, and Southwark Stations all within walking distance. In addition, there are a range of amenities in the locality including Pure Gym and Borough Market.

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## Transport Links



Borough 0.2 Miles



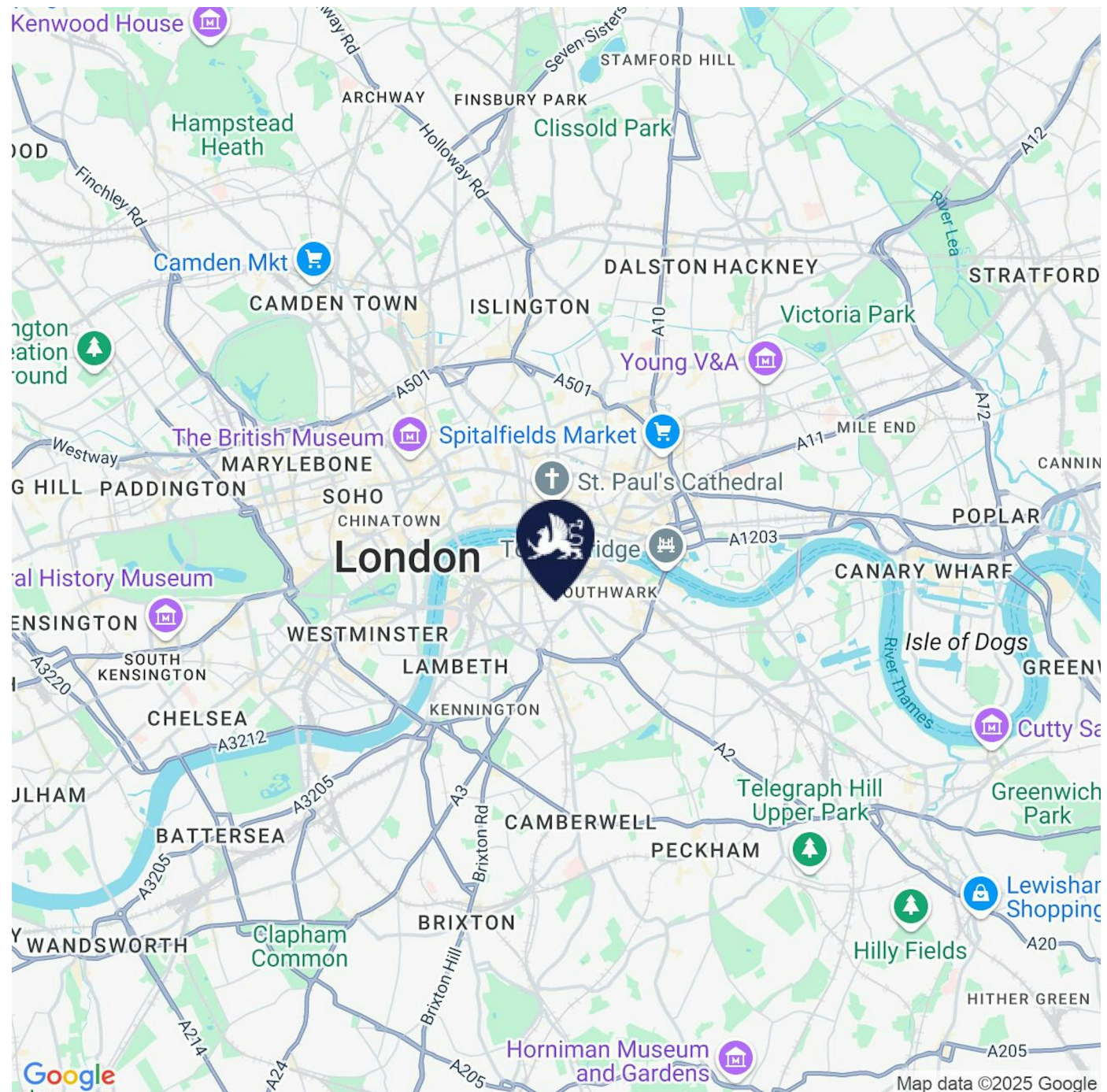
Southwark 0.4 Miles



Elephant and Castle 0.4 Miles



Waterloo East 0.5 Miles





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## Accommodation

Name	sq ft	sq m	Availability
Upper Ground	598	55.56	Available

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## Rents, Rates & Charges

Price	£575,000
Rates	£12.15 per sq ft
Service Charge	On application
VAT	On application
EPC	C (56)

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## Viewing & Further Information



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