

THE HARLEQUIN BUILDING SE1

2ND FLOOR

FITTED OFFICE SPACE TO LET
7,302 SQ FT (678 SQ M)



DESCRIPTION

The office accommodation is located on the 2nd floor and is a high quality Grade A space, which includes fully accessible raised floors and a chilled beam air conditioning system throughout.

The space is fitted out and benefits from an open plan layout with kitchenette, meeting rooms, break-out space and a boardroom. The accommodation is available with vacant possession by way of an assignment of the lease until October 2023, contracted outside of the Landlord & Tenant Act 1954.

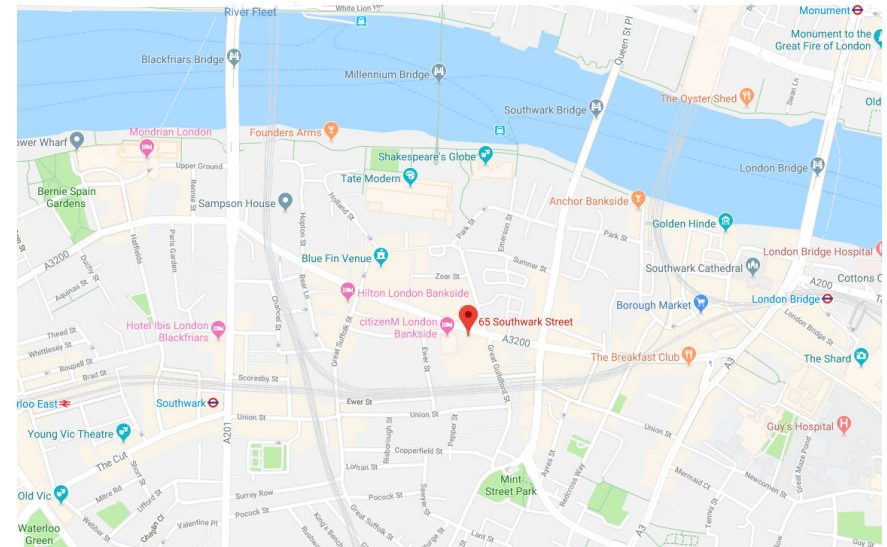
AMENITIES

- Fully accessible raised floors
- LG7 Lighting
- Existing high quality fit-out
- Existing cabling in situ
- Kitchenette
- Chilled beam air conditioning
- Bike racks
- Showers

LOCATION

The Harlequin Building is located on the crossroads of Southwark Street and Great Guildford Street, the now highly desirable area of Bankside. It is within short walking distances of Waterloo (Bakerloo, Jubilee, Northern, Waterloo & City Underground lines / South West Overground), Southwark (Jubilee) and London Bridge (Jubilee and Northern Underground lines / South East Overground) Stations.

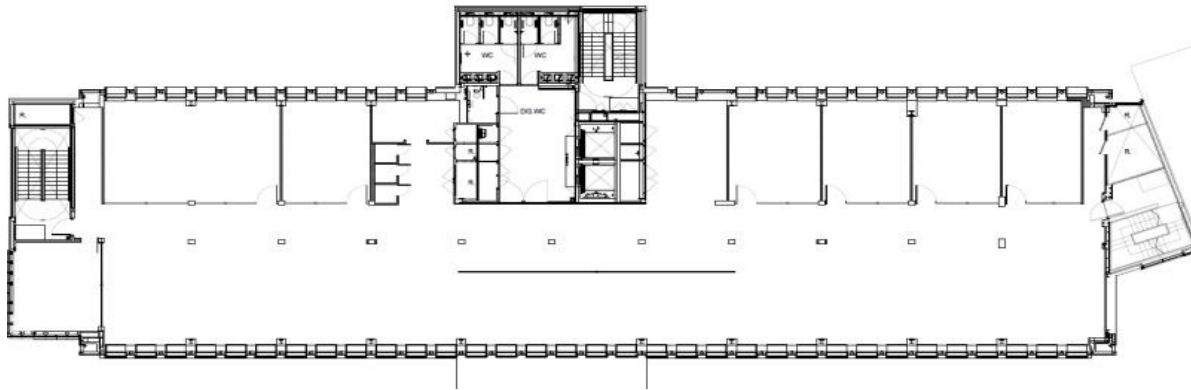
The attractions and amenities of Borough Market, More London and Bermondsey Street are also just a few minutes' walk from the building.



SIZE

Floor	Sq ft	Sq m	Passing Rent (per sq ft)
2nd	7,302	678	£53.40

7,302 SQ FT
(678 SQ M)



TERMS

Lease: Available by way of an assignment of the current lease expiring October 2023.

Passing Rent: £53.40 per sq. ft.

Business Rates: £19.75 per sq. ft.

Service Charge: £10.49 per sq. ft.

EPC

Rating - B

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

