



# HARLING HOUSE

47-51 GREAT SUFFOLK STREET SE1

**PART 3RD FLOOR OFFICE SPACE TO LET**  
1,560 SQFT (144.9 SQM)



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# INTRODUCTION

The building, situated along the popular Great Suffolk Street, is arranged over 8 floors and totals over 54,000 sq ft.

The building benefits from a refurbished reception area and common parts. Harling House is home to a number of different occupiers such as Robert Bird Associates, The Good Agency and Ridge Partners LLP. In the ground floor and basement the building also provides a retail offering, namely the Gordon Ramsay Union Street Cafe.

The available office accommodation totals 1,560 sq ft and offers a fully plug and play solution for an incoming occupier. The space will provide up to 24 x open plan desks, 1 x 10 person board room, kitchenette and reception desk and is priced at £10,600 Per Month wich equates to around £440.00 Per Desk.

Please [click](#) for the 3D walkthrough of the 3rd floor.



Clockwise from top: main office space, lobby, office entrance

# AMENITIES



**RAISED**  
floors



**BIKE**  
racks



**DEMISED**  
WC's



**SHOWERS**  
onsight



**FLEXIBLE**  
lease



**2**  
passenger lifts



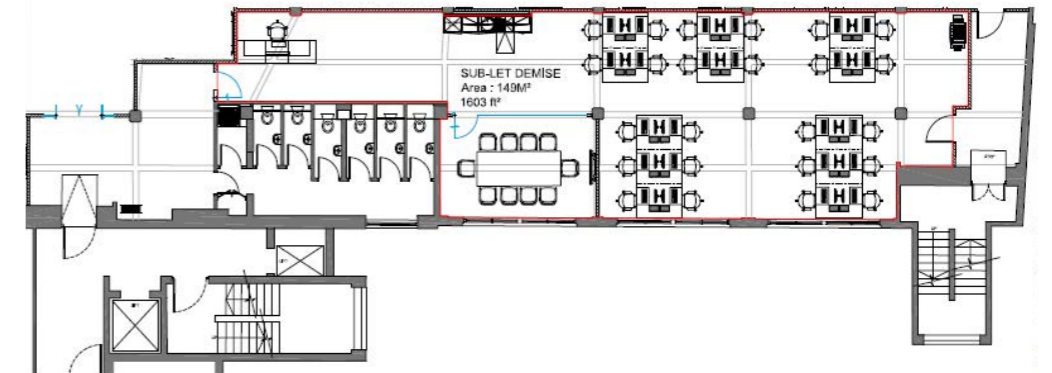
**AIR**  
cooling / heating



**SUSPENDED**  
LED lighting

# ACCOMMODATION

## TYPICAL FLOOR PLAN\*

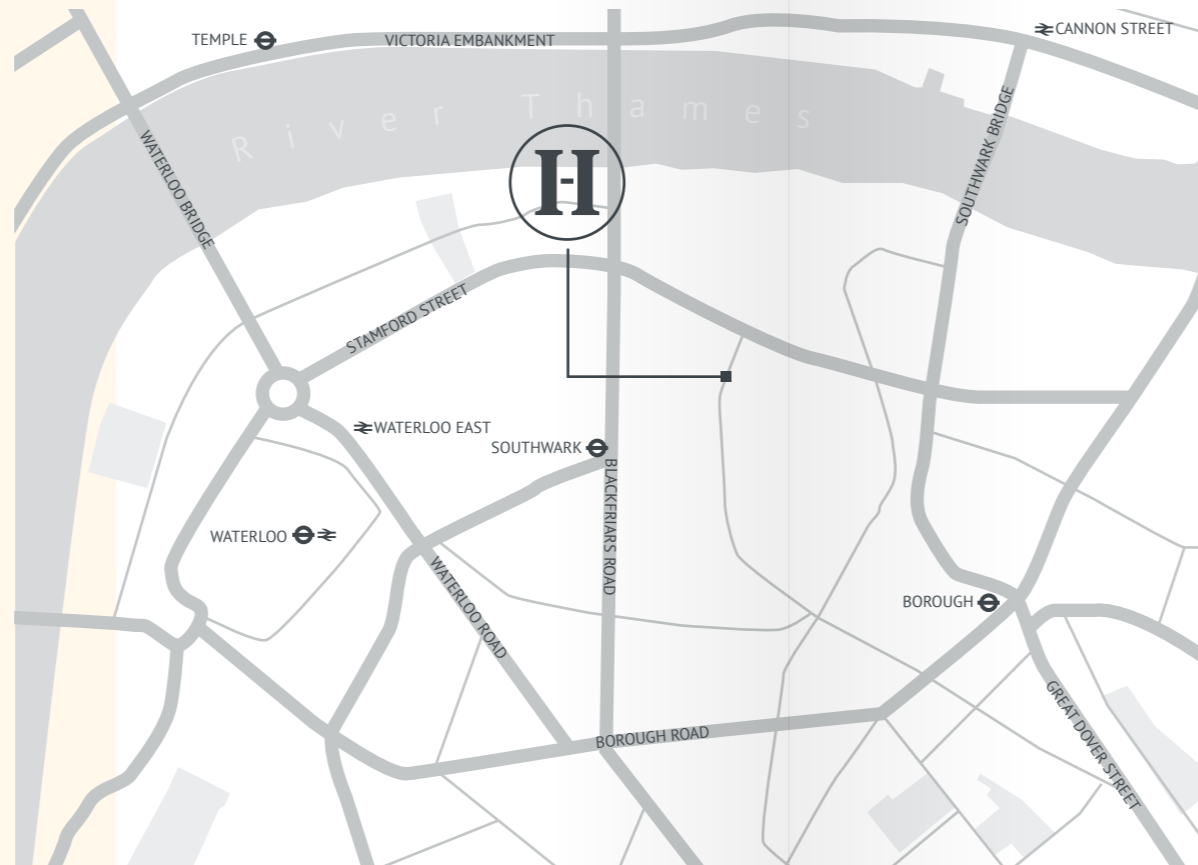


\*Floor plan not to scale

## LOCATION

The property is located in the heart of Southwark and benefits from a generous provision of bars and restaurants in the immediate vicinity.

The building is a 2 minute walk from Southwark tube station (Jubilee Line). Alternative nearby transport hubs include; London Waterloo East (National rail station), Waterloo (Bakerloo, Northern, Jubilee, Waterloo & City Lines and National rail services) and London Bridge (Northern and Jubilee Lines).



## TERMS

Lease: A new fully repairing and insuring sublease until September 2022 (held outside sections 24-28 of the Landlord & Tenant Act 1954 part II).

Quoting Rent	£57.50 per SQFT
Rates	£14.38 per SQFT
Service Charge	£9.52 per SQFT

Plug and play internet 50MB leased line up and down £181 pcm.



## 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

# CONTACT

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

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