

# HARLING HOUSE 47-51 GREAT SUFFOLK STREET SE1

**PART 3RD FLOOR**

**OFFICE SPACE TO LET  
1,591 SQ FT (147.8 SQ M)**



## DESCRIPTION

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 Union Street Cafe.

The available office accommodation totals 1,591 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.

## AMENITIES

- Raised floors
- Demised WCs
- Bike racks
- Showers
- 2 x Passenger lifts
- Air cooling
- Suspended LED lighting



## 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).

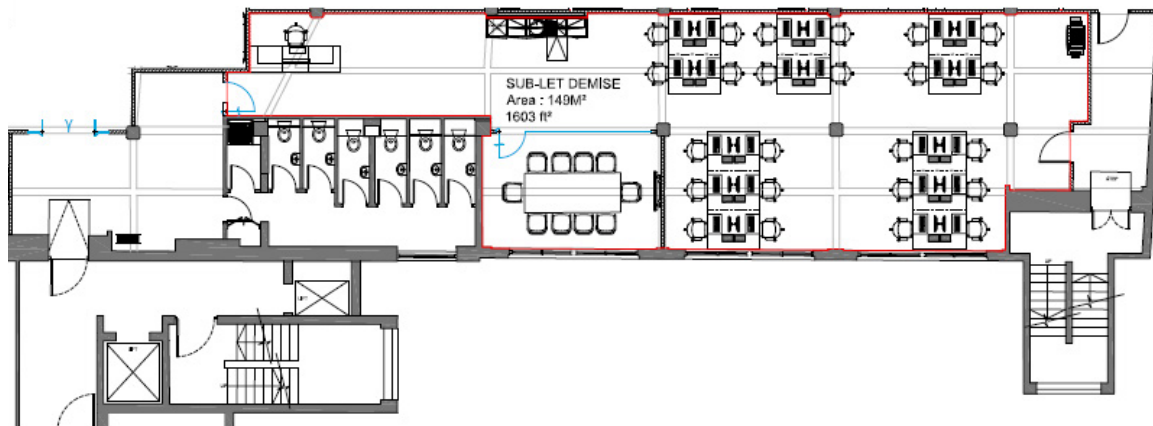


## SIZE

Floor	Sq ft	Sq m	Quoting Rent (per sq ft)
Part 3rd	1,591	147.8	£57.50

## POSSIBLE LAYOUT

1,591 SQ FT  
147.8 SQ M



## TERMS

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

Quoting Rent: £57.50 per sq ft  
Rates: £10.45 per sq ft  
Service charge: £9.52 per sq ft

## CONTACT

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

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### MISREPRESENTATION ACT

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