



77 WESTON STREET, SE1

OVERVIEW

Stunning warehouse offices within a private courtyard development.

Within 2 minutes' walk of London Bridge Station.

Available as an entire building, configured over four levels, with a kitchenette and meeting room on each floor.

Available September 2024.

AMENITIES

Newly refurbished with original warehouse features

New kitchenettes and meeting room on each floor

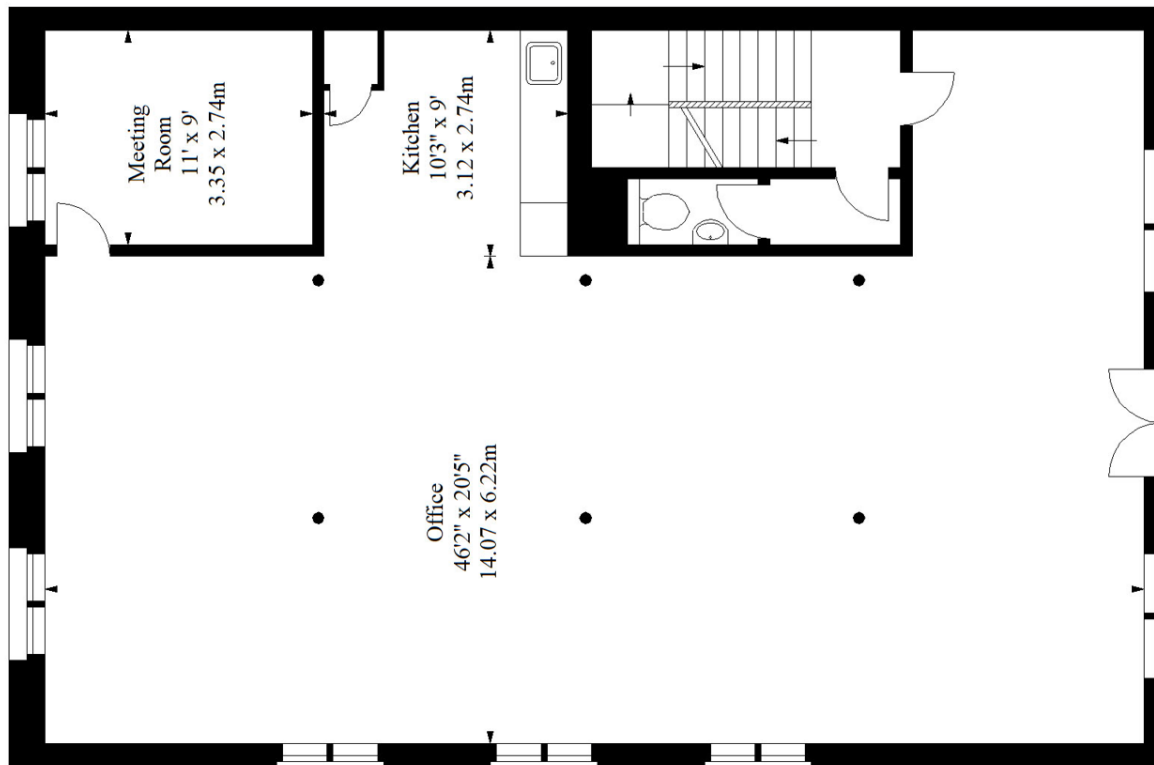
New WC's and two new showers

Private outdoor space

Secure cycle storage

Internet connectivity





TERMS

Flexible by arrangement

SUMMARY

| | |
|----------------|---------------------------------------|
| Available Size | 4,567 sq ft |
| Rent | £240,000 per annum (£52.55 per sq ft) |
| Business Rates | £14.87 per sq ft |
| Service Charge | £2.00 per sq ft |
| VAT | Elected |

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk

+44 (0) 7917 841 891



LOCATION

77 Weston Street benefits from outstanding transport connections, being situated approximately two minutes' walk from London Bridge station. London Bridge provides mainline services as well as Jubilee and Northern Underground lines.

There is a superb selection of restaurants, cafes and bars nearby, including Borough Market, Vinegar Yard and Bermondsey Street, all within 5 minutes walk.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other 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 of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.