

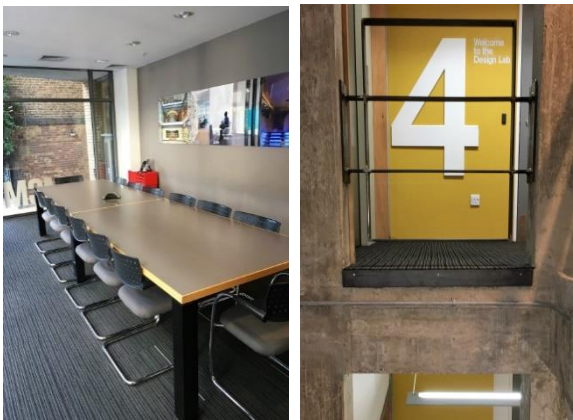
71 HOPTON STREET, BANKSIDE, LONDON SE1 CONTEMPORARY OFFICE SPACE TO LET 1,096 sq ft PLUS ROOF TERRACE



LOCATION

Bankside is one of central London's premier riverside destinations. It stretches from Blackfriars Bridge to London Bridge and boasts some of London's most iconic attractions including Tate Modern and Shakespeare's Globe, plus a host of restaurants, shops and the award winning Borough Market. From the riverside walkway you can admire views of the City of London and St Paul's Cathedral on the opposite shore, which is linked to Bankside by the Millennium Bridge, the newest bridge to be built across the river.

Hopton Street is situated between Southwark Street and the Thames Riverside Walk, just behind Tate Modern and approximately halfway between Waterloo and London Bridge stations. Southwark underground station and Blackfriars station south are both just a few minutes walk away.



DESCRIPTION

Designed and fitted out in a contemporary style by renowned interior architects MCM, 71 Hopton Street provides modern efficient office space but with a creative twist. The available space comprises the entire fourth floor, having a net internal area of 1,096 sq ft which is laid out mainly in open plan format and has a private roof terrace.



AMENITIES

- Central heating
- Passenger lift
- Feature oak staircase
- Plaster ceilings/exposed concrete finishes
- Kitchen
- Good natural light
- Private roof terrace
- Shower
- Shared boardroom (by arrangement)

TERMS

The premises are available on a lease until March 2020 at a rent of £55 per sq ft exclusive.

OUTGOINGS

Business rates are just over £13.00 per sq ft (2017/2018).

The service charge for the current year is estimated at c £10.00 per sq ft which includes insurance and all utilities.

VIEWINGS

By appointment with:

Graham Rossall

☎ 020 7297 9663 / 07712 779621

✉ g.rossall@hmc.london

