



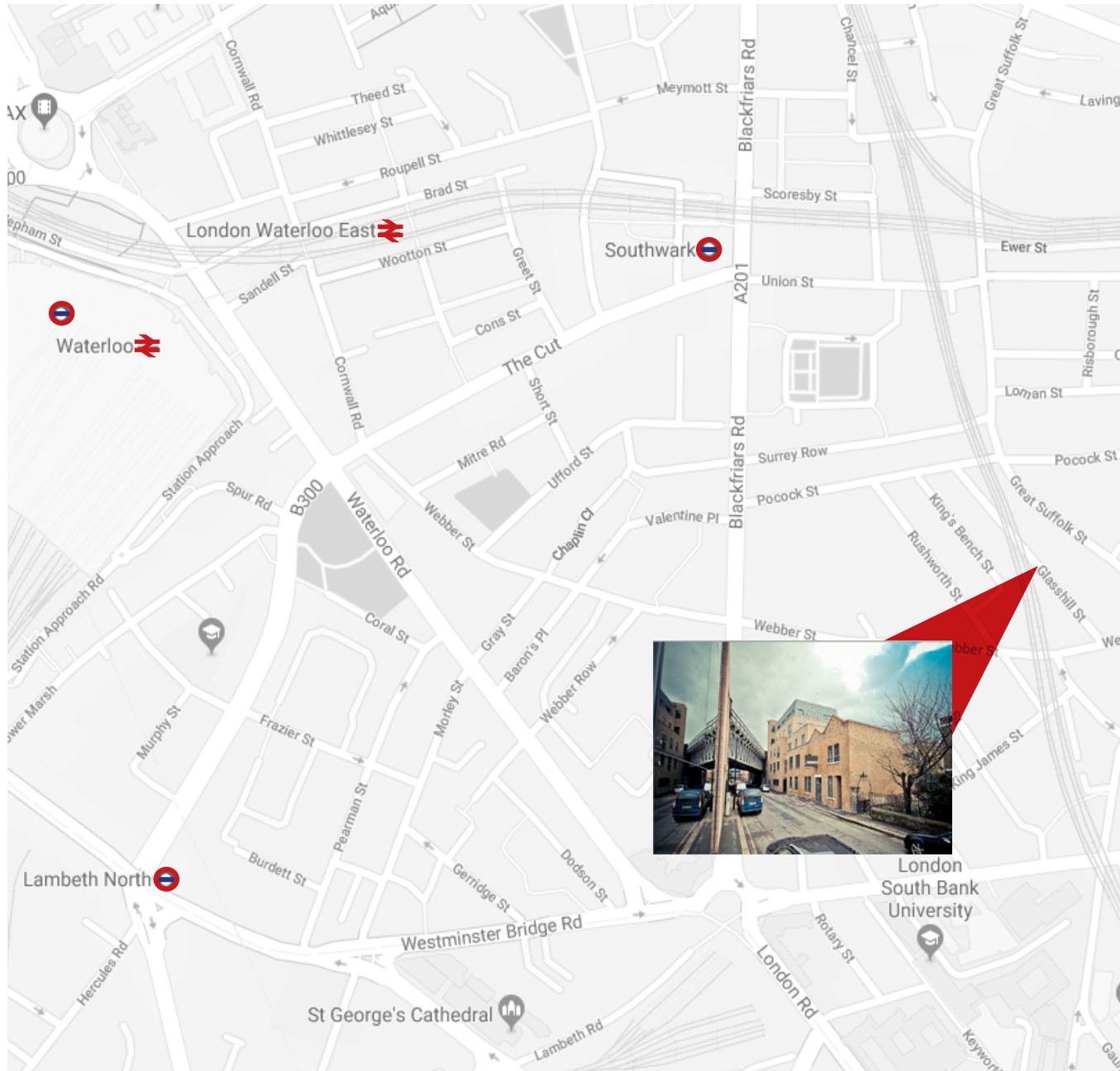
28A Glasshill Street, London SE1 0QR

Self-contained first floor office to let

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- Self-contained first floor office to let in SE1
- Accommodation extends to c. 1,644 sqft (NIA)
- Desirable location close by to Blackfriars Road and Lower Marsh
- Walking distance to Southwark Underground Station and Waterloo Railway Station
- OIRO £85,000 per annum for new FRI lease

## DESCRIPTION

An opportunity to let a superbly presented, self-contained first floor office in a highly desirable location in Southwark SE1. The subject property comprises c. 1,644 sqft (NIA) and benefits from an incredibly high specification throughout, including a private ground floor lobby and lift, hard wood flooring, fully integrated kitchen, 3 shower rooms, video intercom access, and integrated ceiling speakers.

## LOCATION

The property is located on Glasshill Street, yards away from Blackfriars Road and The Cut/Union Street. The area within the immediate vicinity is considered to be one of the most highly sought after office locations within SE1 boasting an array of restaurants, bars, food markets and other cultural amenities all within walking distance of the property. In terms of transport, the property is located 0.3 miles away from Southwark Underground Station providing commuters with access to the Jubilee Line and is 0.5 miles from Waterloo & Waterloo East railway stations which offer commuters with an array of mainline services.



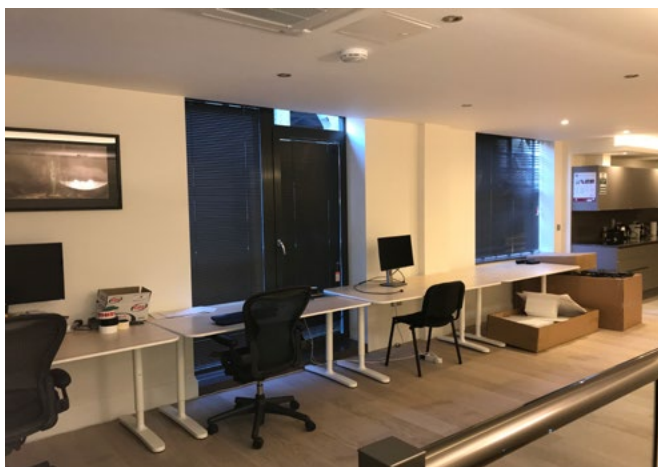
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Internal photographs



## TERMS

Offers in the region of £85,000 per annum are invited for a new Fully Repairing and Insuring Lease on terms to be agreed.

## BUSINESS RATES

According to the summary valuation effective from 1st April 2017, the rateable value for the property is £39,500. We understand rates payable are therefore approximately £18,960 for the period 2017/2018.

## VAT

We understand that VAT will be applicable on the rent.

## SERVICE CHARGE

The annual service charge for the property is currently £570.28 pa.

## EPC

The property sits within band D. An EPC is available upon request.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



**For more information contact:**  
**Steven Flannighan**  
**020 7089 6555**

[Meet the rest of the team...](#)

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