

# Arch To Let

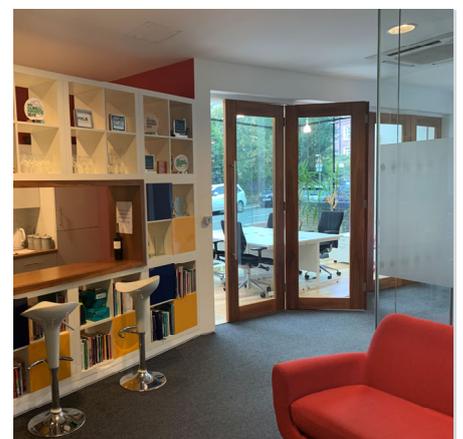
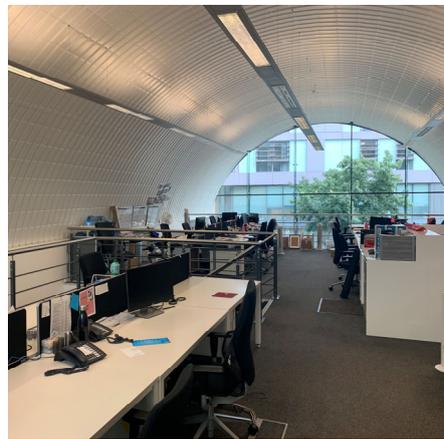
82 Great Suffolk  
Street  
SE1

**Ground Floor &  
Mezzanine**  
**3,135 sq. ft**  
**(291.25 sq m)**

## P.O.A

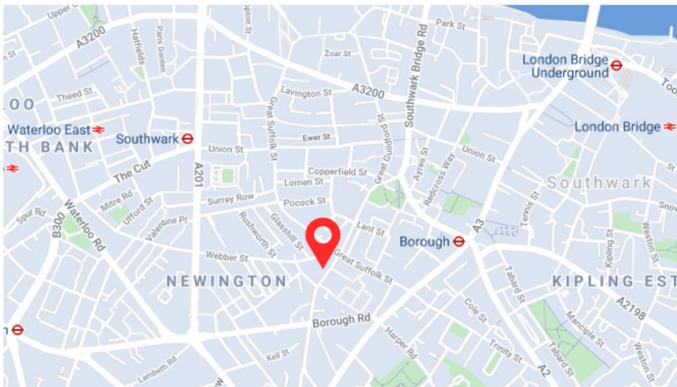
### Highlights

- Double height arch with mezzanine
- Fully fitted with board room, 2 x meeting room and kitchen/breakout area
- Comfort cooling
- Located between Waterloo and London Bridge
- Thriving location
- Dual access
- Low total occupancy costs
- Flexible terms



## Location

The arch is located on the south side of Great Suffolk Street within a short walk of Waterloo, Southwark and Borough overground and underground stations. The area benefits from a number of vibrant bars, restaurants and shops.



## Description

The arch provides office space over the ground floor and mezzanine. The ground floor benefits from a reception area, boardroom, training room, 2 meeting rooms and a kitchen/breakout area.

The mezzanine provides open plan office space with 30 desks.

## Accommodation

Floor	Sq. Ft	Sq. M
Mezzanine	1,285*	119.38
Ground	1,850*	171.87
<b>Total</b>	<b>3,135</b>	<b>291.25</b>

\*subject to measurement

## Terms

A new lease for a flexible term by arrangement from The Arch Company contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended. The lease will require a Landlord rolling break to enable access for works to the railway.

## Available

November 2020

## Rent

Price on application

## Rates

£13.98 per sq. ft

## Service Charge

£0.89 per sq. ft

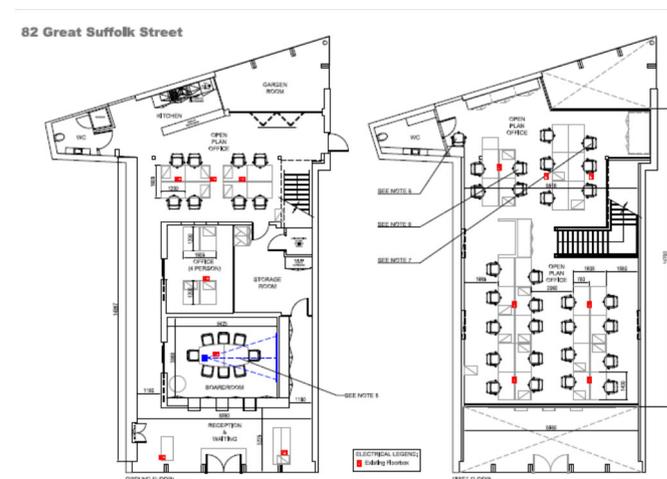
## VAT

Elected for VAT

## EPC Rating

C (73)

## Floorplan (indicative)



For further information or an appointment please contact:

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