



MAKING MOVES



EXIT



**2ND FLOOR,  
93 NEWINGTON CAUSEWAY,  
BOROUGH, SE1 6BN**

**OFFICE TO LET  
2,060 SQ FT**

#### HIGHLIGHTS:

- Plug & Play
- Reception Entrance
- Multiple Private Terraces
- Boardroom & Meeting Rooms
- Demised WC's & Shower Facilities
- Secure Bike Storage
- Kitchen & Breakout Area
- Near Mercato Metropolitano
- Air-Conditioning
- DDA Compliant

**WE ARE OFFICES**

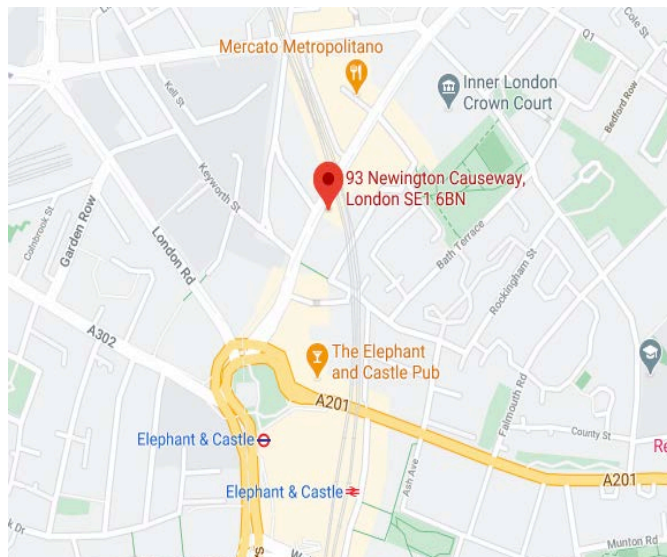
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## LOCATION:



The office is located a short walk from Elephant & Castle roundabout and is ideally situated a minute walk from Mercato Metropolitano, a perfect spot for lunchtime.

There are a variety of restaurants, bars and music venues in the local area. Borough and Elephant & Castle Station are within 6 minutes walk of the office.



## DESCRIPTION:



The office comprises of a plug & play solution which provides desks, boardroom, meeting room, kitchen, breakout area, multiple demised terraces, demised WC's and demised shower facilities.

The space is fitted to a high specification in a professional manner and occupiers have access to secure bike storage in the building.

## TERMS:



Available by way of a new lease direct with the landlord for a negotiable term

## EPC:



The building has an EPC rating 'C'

## VIRTUAL TOUR:



[Click here to view virtual tour](#)

## FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	2,060	£32.50	£2.76	£11.92	£97,191	£8,099

## VIEWINGS

**Strictly through appointment by sole agents:**

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