

**1ST FLOOR,
COTTONS CENTRE,
HAYS LANE, SE1 2TT**

**OFFICE TO LET
3,762 SQ FT**

HIGHLIGHTS:

- Fully Fitted & Furnished
- Boardroom & Meeting Rooms
- Kitchen & Breakout Area
- Air-Conditioning
- Great Levels of Natural Light with Floor to Ceiling Glazing
- Impressive Central Atrium
- Secure Bike Storage & Shower Facilities
- Car Parking
- Onsite Gym

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The building is situated opposite London Bridge City Pier, boasting great views of the river and located within close walking distance of Borough Market, a perfect lunch spot.

The building neighbors London Bridge Station, providing quick access to underground and national travel lines.



DESCRIPTION:



The office provides a plug & play solution on an efficiently used floor plate with desks, boardroom, two meeting rooms, kitchen and breakout area. The floor benefits from great levels of natural light from floor to ceiling glazing. There are two further meeting rooms on ground floor, perfect for client facing meetings.

The entrance to the building is an impressive glass atrium with a large manned reception and benefits from secure bike storage, shower facilities, car parking and an onsite gym.

TERMS:



Available by way of an assignment or flexible sublease until October 2023

A new, longer lease is also available direct with the landlord.

EPC:



An EPC is available on request

VIRTUAL TOUR:



[Click here to view virtual tour](#)

FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
1st	3,762	£47.50	£14.05	15.41	£289,534	£24,127

VIEWINGS

Strictly through appointment by sole agents:

George Marment

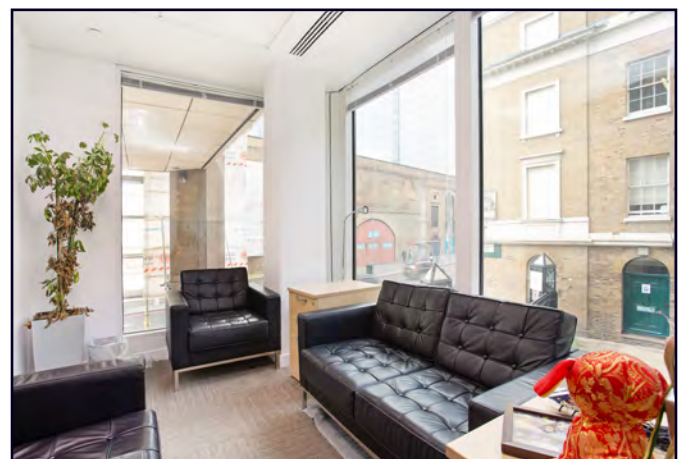
Email: gpm@makingmoves.london

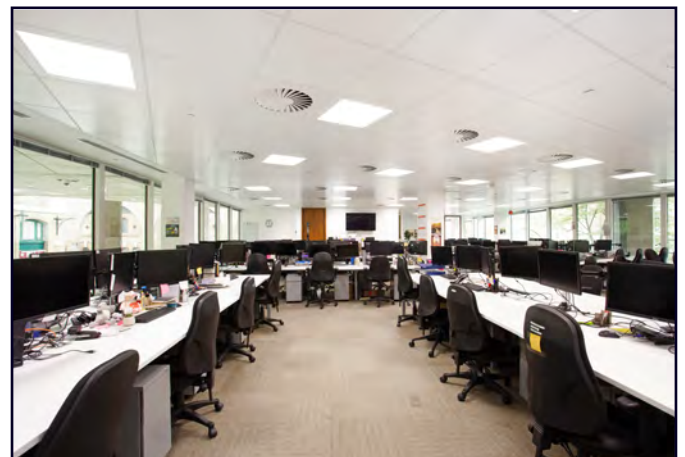
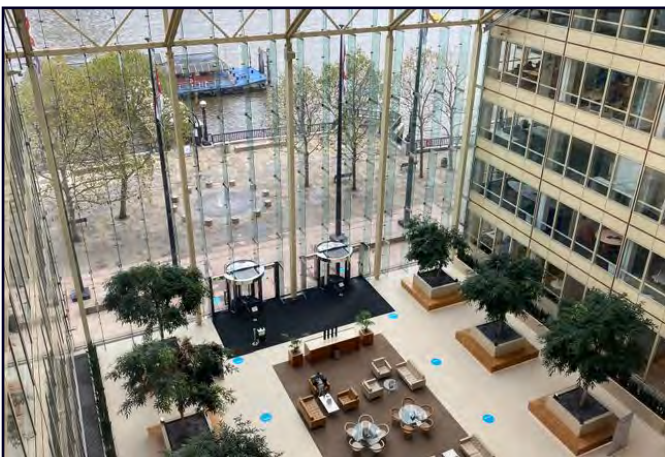
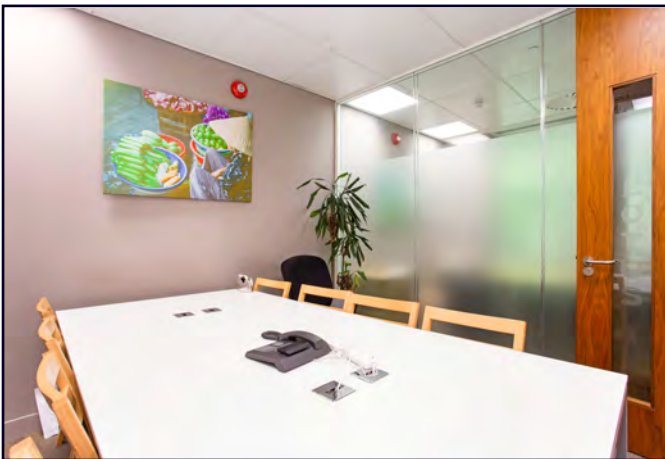
Tel: 07551 158799 or 020 3595 3121

Phil Snowden

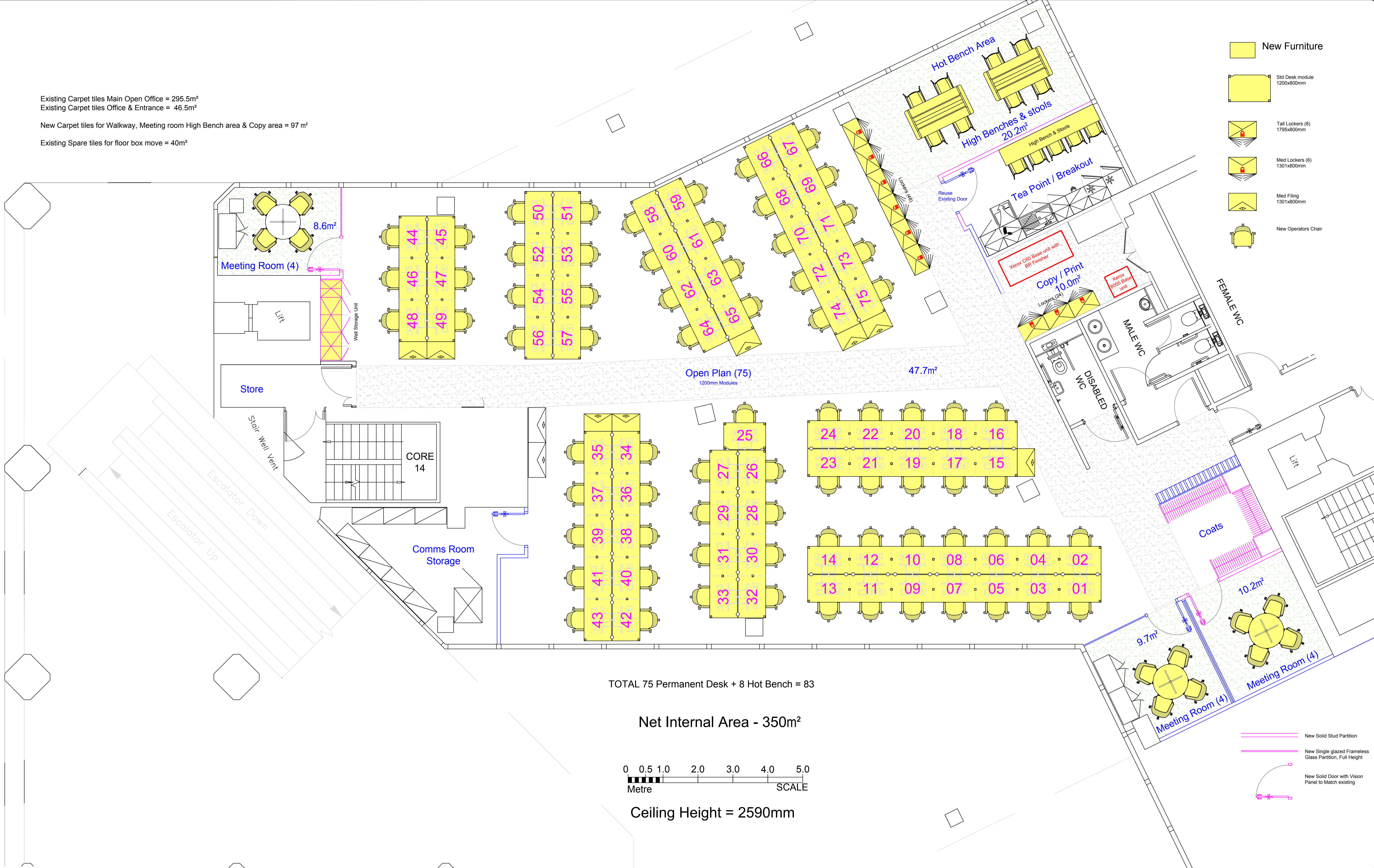
Email: ps@makingmoves.london

Tel: 07765 722626 or 020 3595 3121



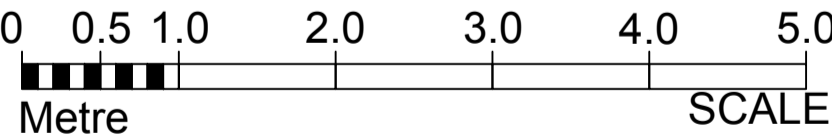


Existing Carpet tiles Main Open Office = 295.5m²
Existing Carpet tiles Office & Entrance = 46.5m²
New Carpet tiles for Walkway, Meeting room High Bench area & Copy area = 97 m²
Existing Spare tiles for floor box move = 40m²



TOTAL 75 Permanent Desk + 8 Hot Bench = 83

Net Internal Area - 350m²



Ceiling Height = 2590mm

New Furniture

Std Desk module
1200x800mm

Tall Lockers (8)
1795x800mm

Med Lockers (6)
1301x800mm

Med Filing
1301x800mm

New Operators Chair

New Solid Stud Partition

New Single glazed Frameless
Glass Partition, Full Height

New Solid Door with Vision
Panel to Match existing

KUDOS INTERIORS

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Surrey - GU24 0JU

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e-mail - enquires@kudosinteriors.com

Notes

All New Desks 1200x800mm

Project

Title
Proposed New Layout
NEW Furniture
Agreed Layout - 26th Oct. 2018

Client

WENDY WU

Scale
1:50 @A1

Drawn
LK

Checked

Authorised

Drawing Number

Rev

2



19 Willow Street
London
EC2A 4BH

Henry Wood House
2 Riding House Street
W1W 7FA

WEB makingmoves.london

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