



Prominently positioned self-contained unit in the heart of the Southbank, fully refurbished and partially fitted.

- Self-contained office
- Excellent natural light
- Newly refurbished fitted floor
- New M&E
- 5 Mins from Southwark tube
- Kitchen and FOH tea point
- Meeting Rooms

8-20 Pocock Street

London, SE1 0BW

**AVISON
YOUNG**



Summary

Available Size	6,217 sq ft / 577.58 sq m
Rent	£52.50 per sq ft
Business Rates	estimated high teens psf
Service Charge	N/A
Estate Charge	N/A
EPC	B

Property Highlights

The Ground floor offices at Pocock Street have been refurbished to provide a fitted Ground floor office, with feature exposed services.

The unit has been comprehensively refurbished to provide new M&E and raised floor and has been fitted to provide a number of meetings rooms, kitchenette, front of house tea point, shower and cycle storage facilities.

The M&E has been designed for c. 80 staff, and subject to requirement the Landlord will furnish the office.

Location

The office space can be accessed from Southwark tube station which is connected to the Jubilee Line. This line connects to Canary Wharf and Green Park. Waterloo Station is also within short walking distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	6,217	577.58	Available
Total	6,217	577.58	



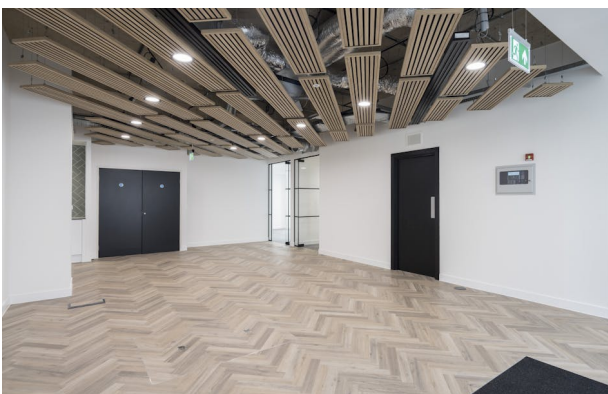
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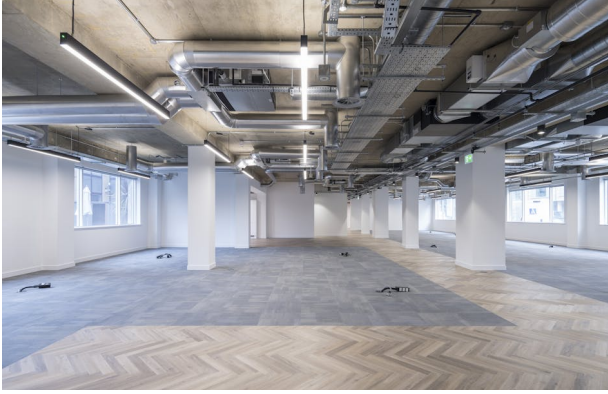
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