



**STIRLING  
ACKROYD**

**TO LET**

**56 Stamford Street,  
London, SE1 9LX**

**2,830 sq ft**

**SE1/Blackfriars retail -  
office space**



**VIDEO TOUR**

**stirlingackroyd.com**



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## Description

Office/retail space, close to Blackfriars Bridge, divided over the ground floor, lower ground and first floor. The ground floor reception area covers 613 square feet while the open-plan lower ground level, which is accessed by steps, is 1,076 square feet. The first floor offices cover 1,141 square feet.

£65,000 per annum rental, exclusive of business rates, and rent is subject to VAT. A new lease will be available, subject to three month rent deposit and the rent will be due quarterly in advance. New lease to be agreed directly with the Landlord.

Available now/ready for occupation.

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## Location

Located next to Pret A Manger on Stamford Street (A3200) close to the junction with Hatfields. Within walking distance to BFI, National Theatre, Kings College (Waterloo Campus), Southbank and the Oxo Tower.

Waterloo, Waterloo East and Southwark Stations providing both National Rail and underground services are all within ten minutes walking distance.

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## Key points

- 2,830 square feet divided over ground, lower ground and first floors
- New lease direct from the landlord
- Available now
- Rental - £65,000 per annum exclusive of business rates
- Ten minutes from Waterloo, Waterloo East and Southwark Stations
- Close to Blackfriars Bridge
- Walking distance to BFI, National Theatre and Southbank
- Ready for occupation





## Rents, Rates & Charges

Lease	New Lease
Rent	£65,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	E (102)

## Viewing & Further Information



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