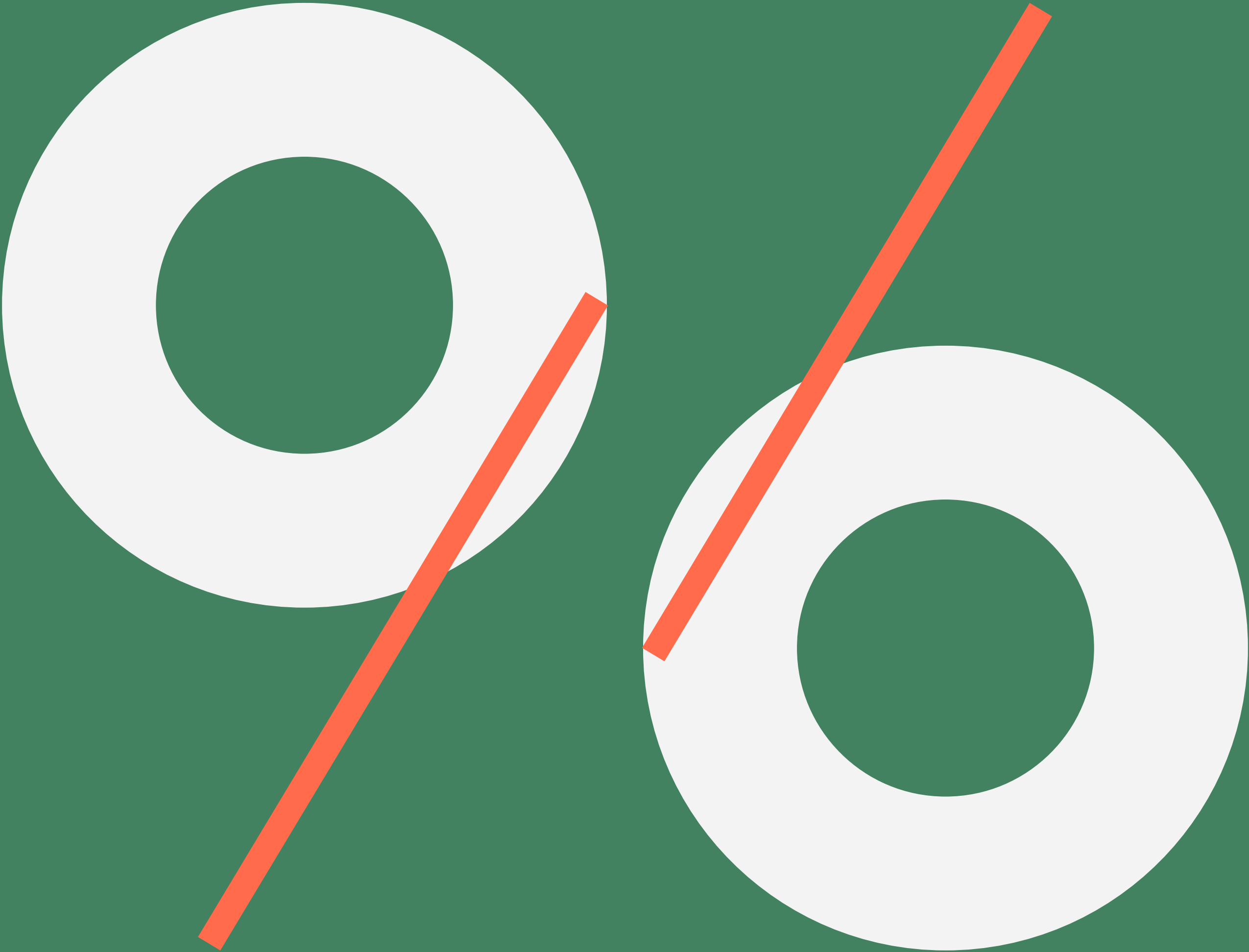


96 Great Suffolk St.
SE1



5,310 – 16,274 Sq Ft To Let

The building

Modern working



3rd floor office

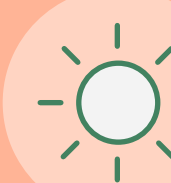


The building occupies a prominent position on Great Suffolk Street in the heart of Southwark, moments away from Old Union Yard Arches and Southwark Station.

Offering up to 16,274 sq ft of refurbished office space, with the 1st and 2nd floors offered as CAT A, and 3rd floor fully fitted.



Newly
refurbished



Excellent
natural light



Fully fitted
and CAT A

3rd floor breakout space



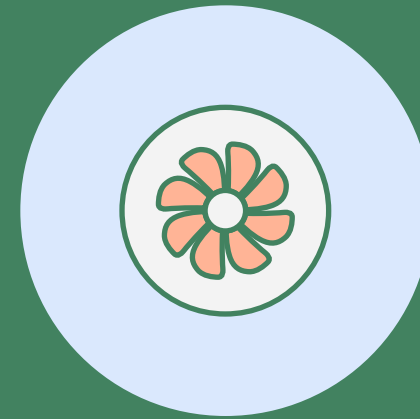
Exposed services



Fully accessible raised floors



Shower facilities



Air conditioning



Suspended lighting



Bicycle storage



3rd floor meeting room

The space

Flexible workspace

3rd floor kitchenette



The 3rd has been refurbished and fitted out to the highest standards.

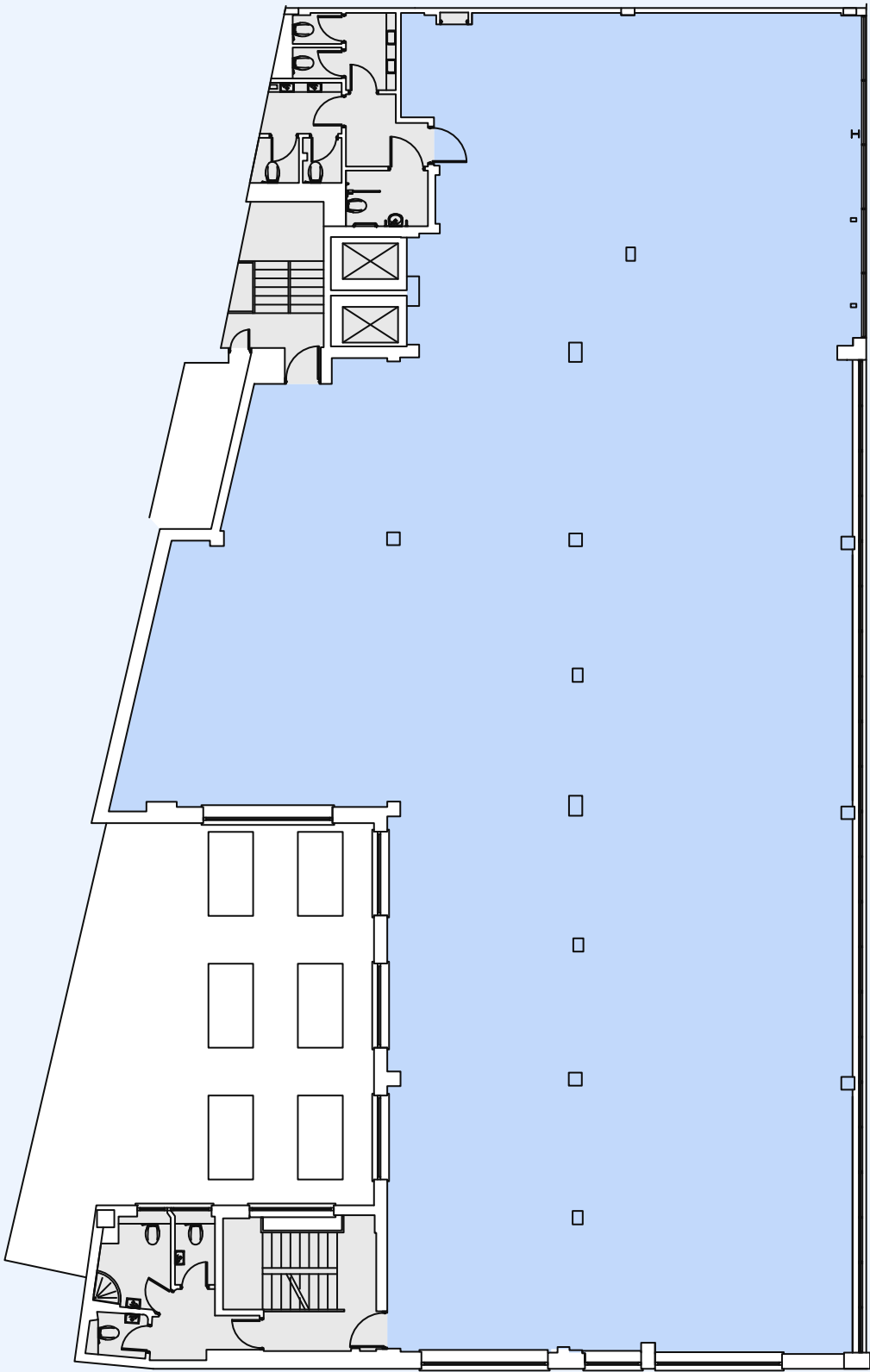
Offering breakout spaces, meeting rooms, a kitchenette and open plan work stations perfect for tenants who want to hit the ground running.

The accommodation

Floorplans

Floor	Condition	Sq Ft	Sq M
3rd	Fully fitted	5,310	493.3
2nd	CAT A	5,495	510.5
1st	CAT A	5,469	508.1
Total		16,274	1,511.9

Typical upper floor – 5,469 sq ft (508.1 sq m)

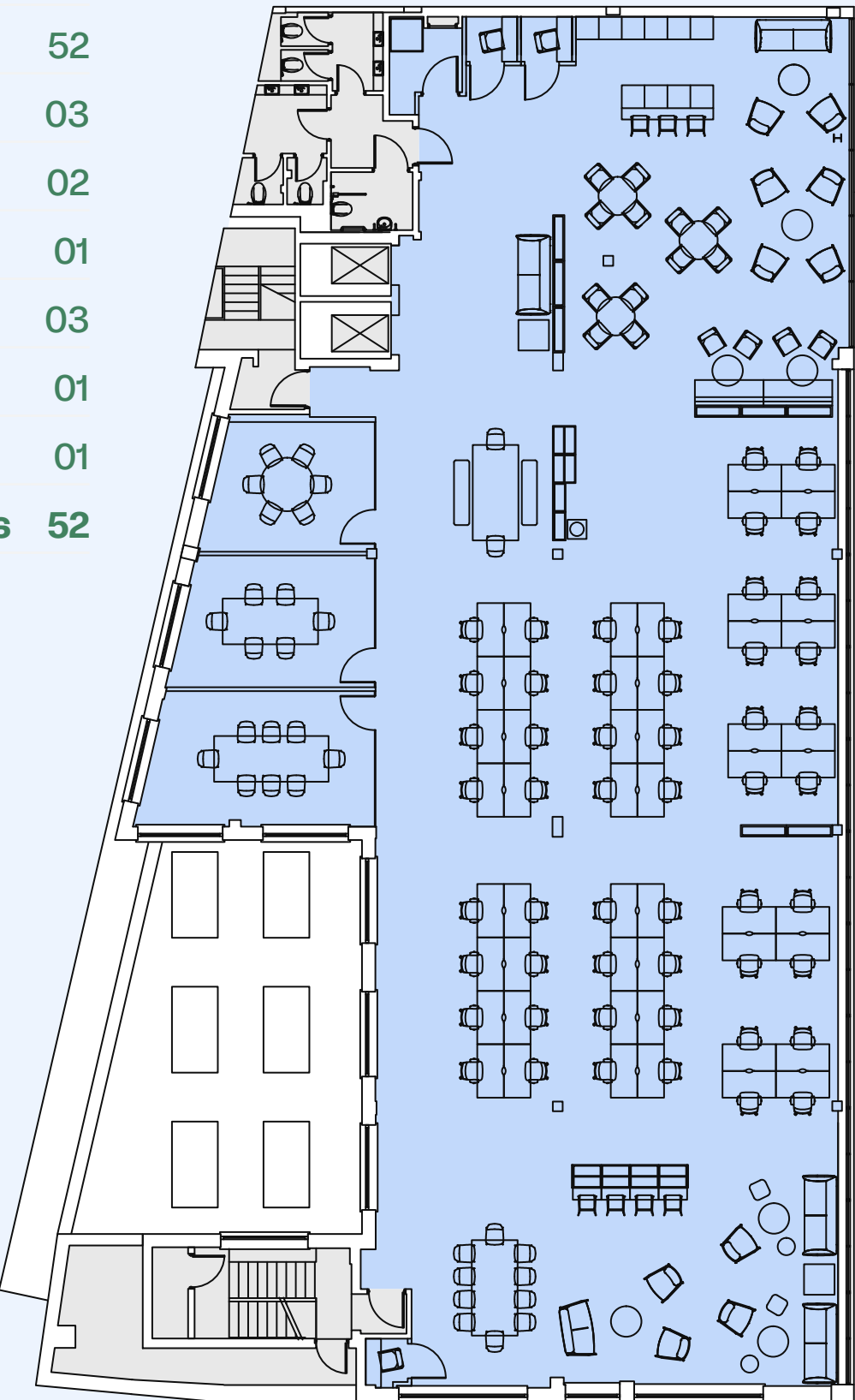


● Office ● Core

Not to scale.
For indicative purposes only.

Third floor – 5,310 sq ft (493.3 sq m)

Open plan workstations	52
1 person quiet rooms	03
8 person meeting rooms	02
6 person meeting room	01
Breakout areas	03
Kitchenette	01
Welcome area	01
Total no. of workstations	52

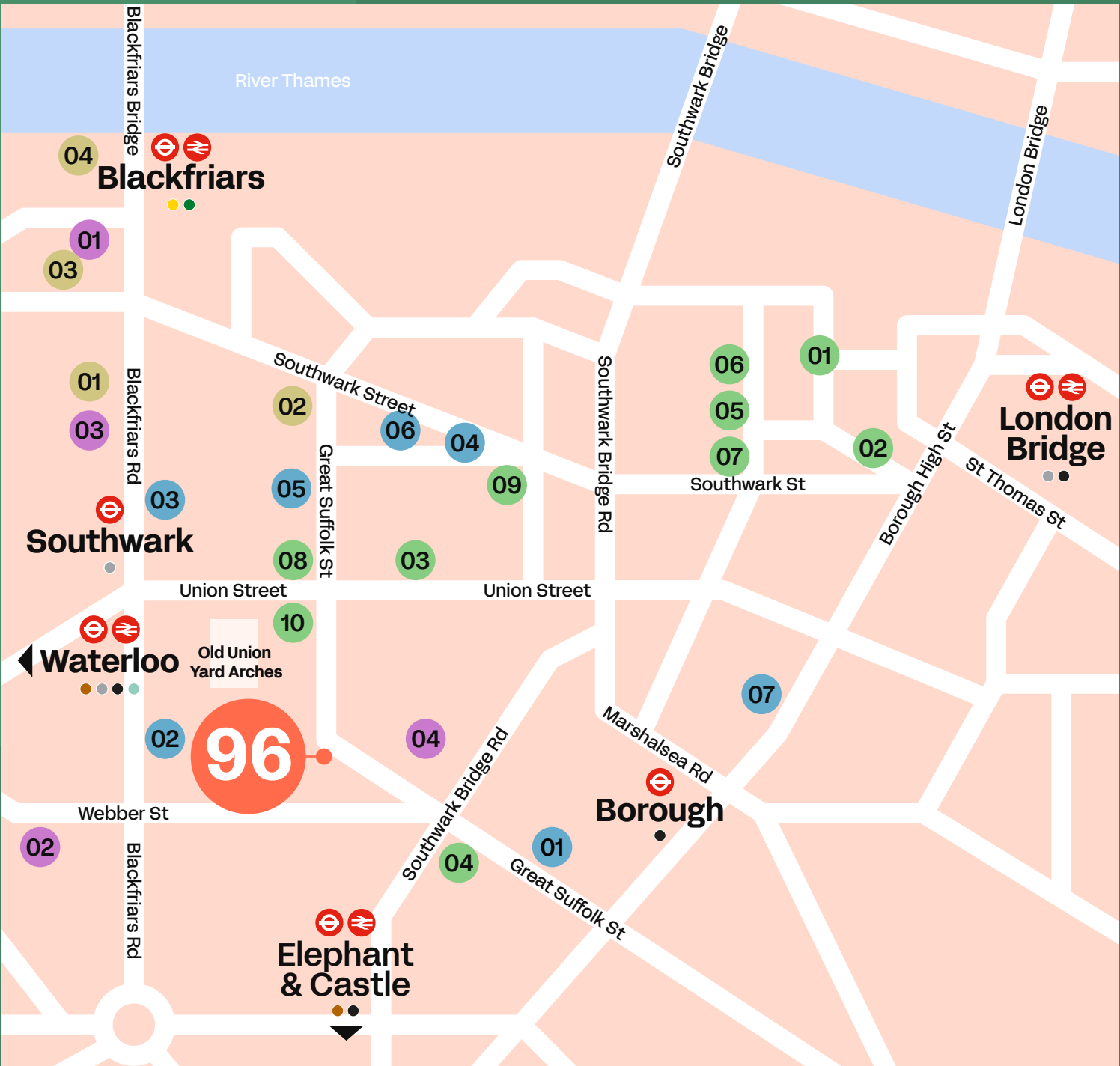


Local area

On your doorstep

A vibrant area featuring excellent restaurants, bars, culture and transport links, all within a short walk of the building.

Borough Market includes some of the most exciting restaurants in London. The South Bank offers Tate Modern and The Hayward galleries, The Globe and National Theatre.

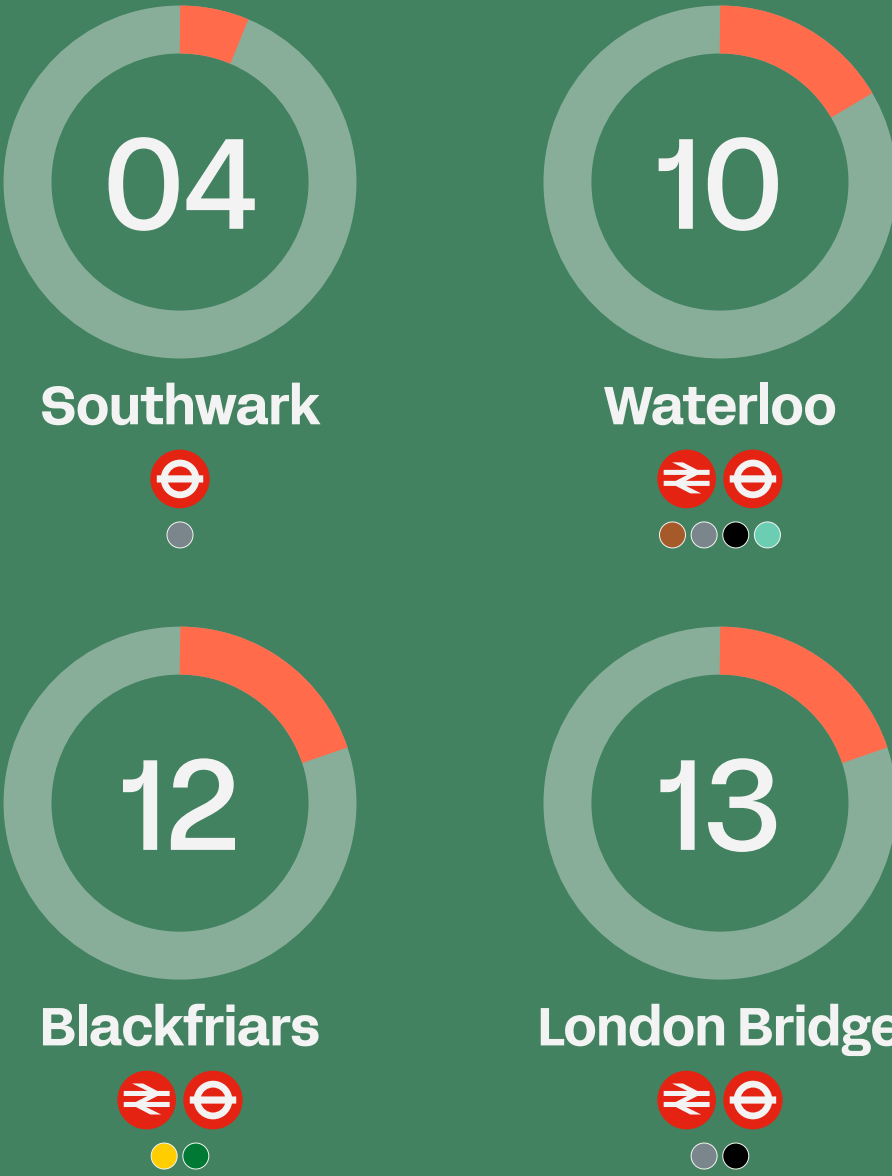


Local amenities

Food & drink	Coffee	Fitness
01. Borough Market	01. Café Volt	01. 1Rebel
02. OMA	02. Pret A Manger	02. The Gym Group
03. Mc & Sons	03. Origin Coffee	03. Columbo Centre
04. Terry's Cafe	04. Saint Nine Coffee	04. Energie Fitness
05. Bao	05. Monmouth Coffee	
06. Hawksmoor	06. Black Sheep	Hotels
07. Casa Do Frango	07. Costa Coffee	01. The Hoxton
08. The Charlotte		02. Hilton
09. Caravan		03. Bankside Hotel
10. Bala Baya		04. Sea Containers



Walk times (in minutes)



Contact

Terms	Viewings
Upon application.	Strictly through the sole letting agent.

USP.	
Simon Smith	Olivia Stapleton
07736 880 316	07562 624 652
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Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2025.
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