

USP.

The Forge
105 Sumner Street
London SE1 9HZ

Fully Fitted Ground Floor Office To Let in Best In Class Building

3,748 SQ FT

usp.london
020 3757 7777







The Forge , 105 Sumner Street,
London, SE1 9HZ

Description

Fully Fitted Office In New Net Zero Carbon Development By Landsec

Inspired by its industrial past and built for the future it is Landsec's first net zero carbon development. The Forge scheme features two boutique office buildings surrounding a public courtyard, this vibrant new space, is ready for you to put your stamp on it.

The Ground Floor, totalling 3,741 sq ft, offers a fully fitted office with a self-contained entrance, or access via the main ground floor reception. The office has superb prominence and frontage. The fit out includes 28 desks (more could be added), 3 meeting rooms, 2 phone booths, kitchen, break out areas and hot desks.



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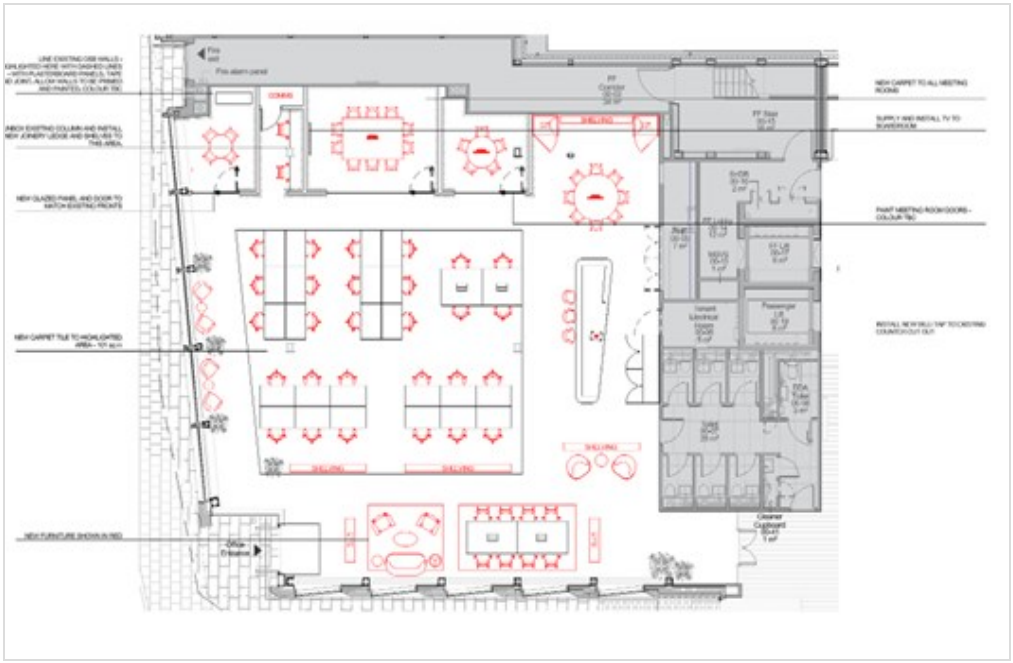
Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
Ground Floor	Available	3,748	£62.50	Fully Fitted

Amenities

- Net Zero Carbon development
- BREEAM EXCELLENT
- Fully Fitted
- Four pipe fan coil a/c exposed services
- 17 showers
- EPC A
- 7th Floor Club Room with communal roof terrace
- Self-contained option
- 230 cycle spaces & lockers





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Location

Located south of the River Thames in the vibrant Bankside market. A place of world class food and traditional markets. The building is conveniently located for Southwark as well as London Bridge, Blackfriars and Waterloo mainline and underground stations. Borough Market is approximately 5 minutes walk from The Forge.

Further Information

A new lease is available direct from the Landlord.

Rent
£62.50 psf

Service Charge
£19.95 psf

Rates
£26.60 psf (estimated)

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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