

USP.

The Binary
27 Copperfield Street
London SE1 0EN

**The Binary, 27 Copperfield
Street**

1,305 SQ FT

usp.london
020 3757 7777





Description

Fully Fitted Office To Let

Delivered by a multi award winning developer, The Binary is fully refurbished high-quality office building that makes a bold statement, designed by Soda Studios. A smart building for smart people. A Shoreditch vibe with Southbank elan.

After acquisition the building was rebranded as The Binary embracing its history as a former cyber security and police premises. The rebrand included a mural covering the entire west façade celebrating both the history of the building and that of the local area.

The available part first floor will offer fully furnished offices, available for immediate occupation. The offices also benefit from a landscaped communal courtyard, exposed services, excellent floor to ceiling height and bike racks/showers.



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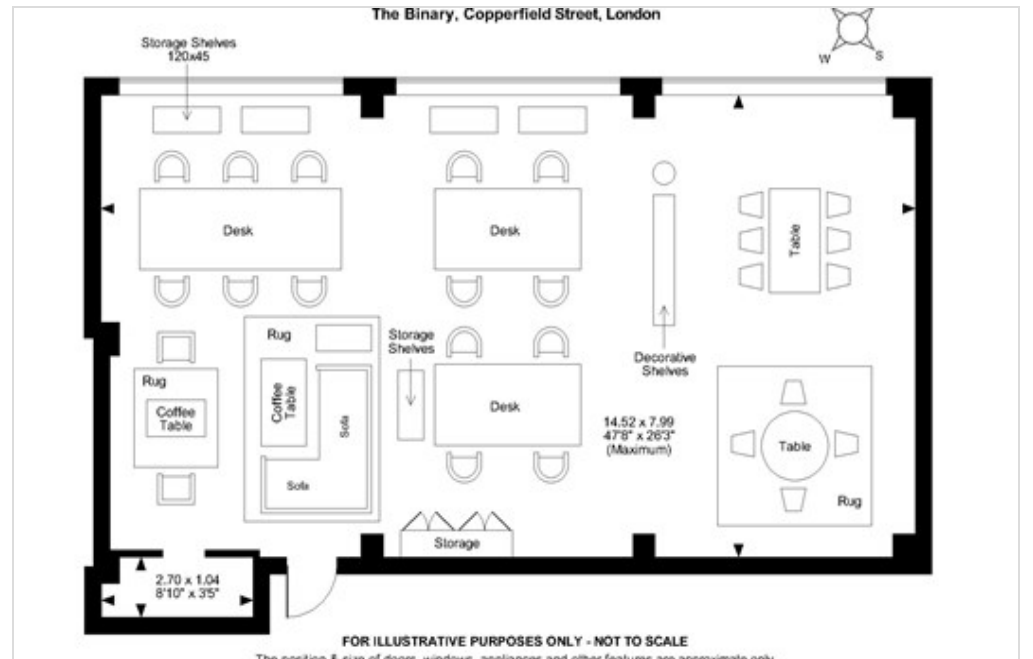
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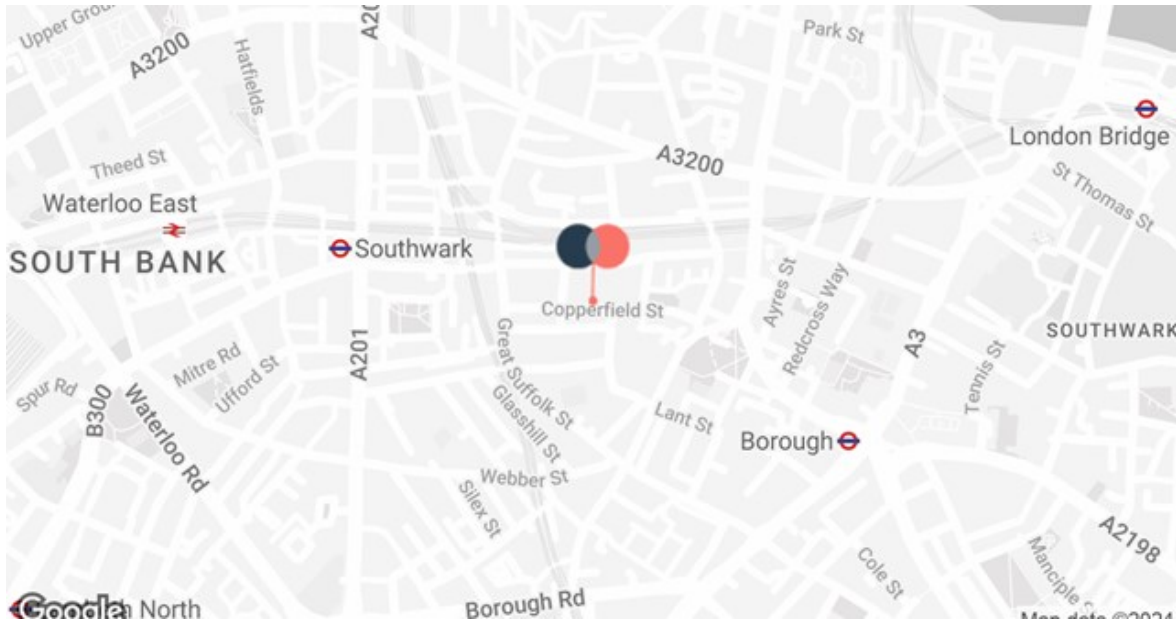
Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Part 1st	Available	1,305		£62.50	Fully Fitted
TOTAL		1,305			

Amenities

Low carbon sustainable re-use building	Fully fitted
Exposed services	Air-conditioning
Solid concrete floor	Communal WC's and showers
Communal courtyard	Secure bike racks





Location

Immersed in the heart of the South Bank the property is located on Copperfield Street, close to the lively Flat Iron Square and Old Union Yard Arches. Nearby Borough Market and newly opened Borough Yards also offer a vibrant and world renowned food and drinks scene to suit all occasions.

Waterloo and London Bridge Stations are an equal distance away with Southwark, Borough and Blackfriars stations all within a short walk.

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Further Information

A new lease is available direct from the Landlord subject to a mutual break in May 2027

Rent

£65.00 per sq ft

Service Charge

£9.50 per sq ft

Rates

£18.24 per sq ft

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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