

# Harling House

47-51 Great Suffolk Street SE1 OBS

Rental Options: Cat-A: **£57/sqft**  
Fully-Fitted: **£67/sqft**  
Fully-Managed: **£165/sqft**



A former warehouse in the heart of Southwark, with a commanding location at the junction of Union Street and Great Suffolk Street, featuring Gordon Ramsay's Bread Street Kitchen on part of the ground floor.

Harling House is located within two minutes-walk of Southwark underground and ten minutes from Waterloo, London Bridge and Blackfriars stations. The building is in the heart of London's thriving Southbank district, offering a wide variety of local amenities from bars, restaurants, coffee shops, galleries and London's famous Borough Market.

## Key Facts

Cat-A: **£57/sqft**  
Fully-Fitted: **£67/sqft**  
Fully-Managed: **£165/sqft**

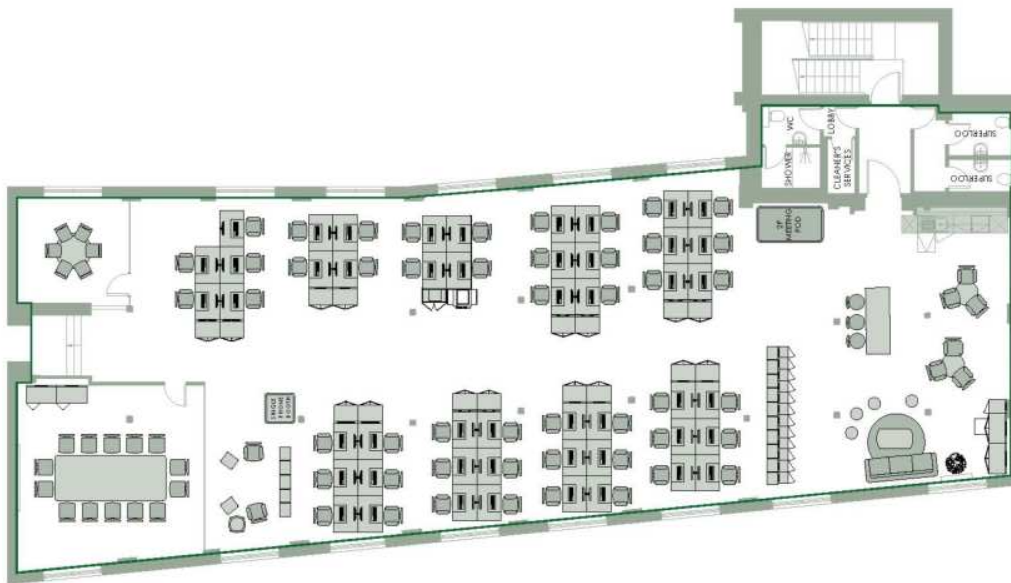
UNIT SIZE: **4,013 sqft** BUILDING SIZE: **73,575 sqft**  
DESKS: **40-80** BUILDING FLOORS : **5**  
RENT: **From £19,062 pcm** UNIT: **3rd floor South**



AXO IMAGE OF SUGGESTED OFFICE LAYOUT

## Highlights of your New Office:

- Own private unit
- Workstations plus kitchen, meeting room and informal break out areas
- Personalised fit-out and furniture with your choice of configuration
- Comfort heating and cooling
- Excellent natural light
- Showers and bike storage
- Reception service



Tailor-made, turn-key office solution giving you your own private suite, with your choice of layout, furniture and dedicated IT services.

## What's included in the price:

Service	Cat-A	Fitted	Managed
Rent	✓	✓	✓
Rates			✓
Service Charge			✓
Furniture & Fitout		✓	✓
Fibre Broadband (100mb)			✓
Utilities			✓
Building Reception	✓	✓	✓
Customer App	✓	✓	✓
Customer Services Manager			✓
24/7 Helpdesk			✓
Cleaning			✓
Consumer Supplies			✓
Tech Support			✓
Repairs & Maintenance			✓
Health & Safety			✓
Misc Items			✓
Coffee machine			✓
<b>Rent/sqft</b>	<b>£57.00</b>	<b>£67.00</b>	<b>£165.00</b>

