

# TO LET

# COREP



## Cottons Centre, Hay's Lane, London SE1 2QG

Part 5<sup>th</sup> Floor, 8,779 sq ft

### Summary

- Fully air conditioned
- Manned Reception
- 24 Hour Access
- Opposite London Bridge Underground Station
- Fully fitted / Plug & Play
- Flexible leases available
- Cycle Storage and Showers
- Up to 90 fixed desks
- 8,779 sq ft
- Sublease / Assignment
- £438,950 per annum

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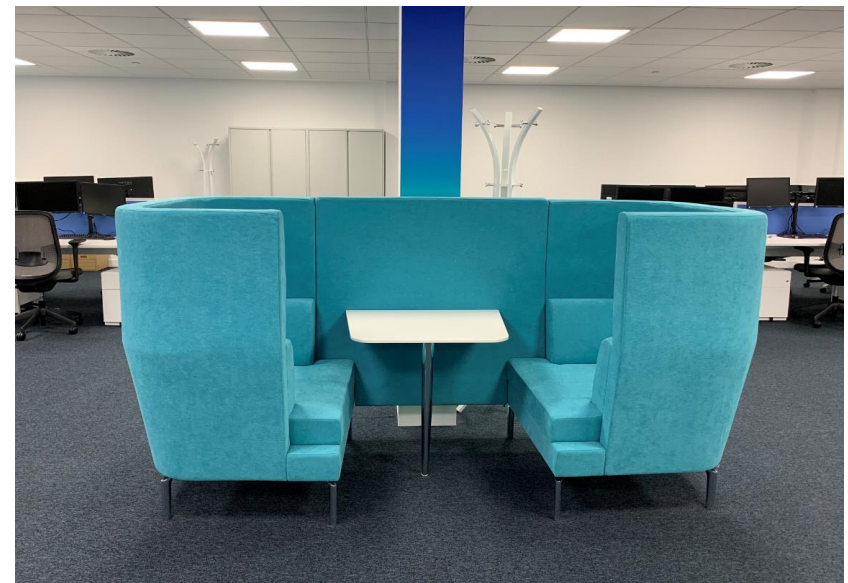


## Current Itinerary

The part 5th floor was fully fitted by our client in 2018 who can offer the existing furniture as part of a deal.

The layout is predominantly open plan with bench desking throughout. Additional meeting rooms / break out areas can easily be added subject to Landlords consent. The current configuration offers:

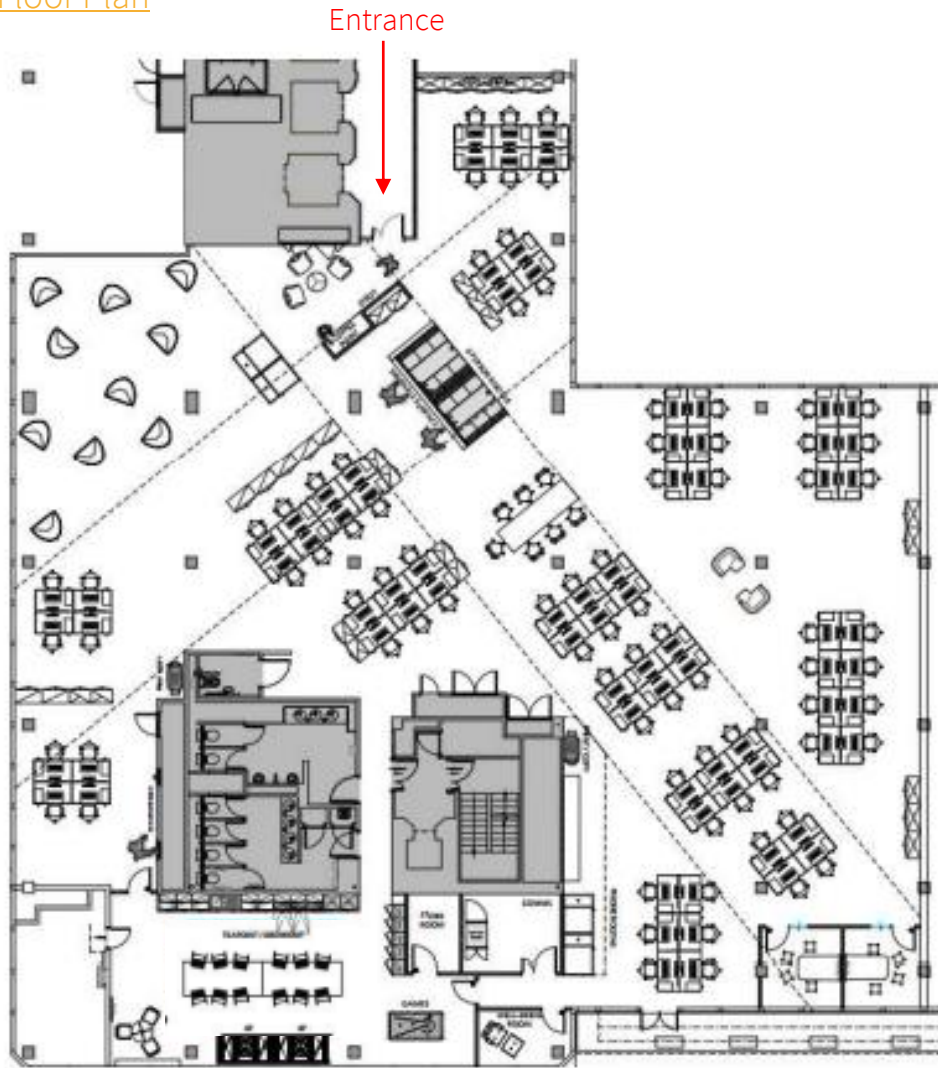
- Up to 90 desks
- A large kitchen area
- X2 fixed meeting rooms
- X 6 fixed meeting booths
- Sperate server and store rooms
- Several Informal breakout areas
- Male / female w/c's on the floor plate



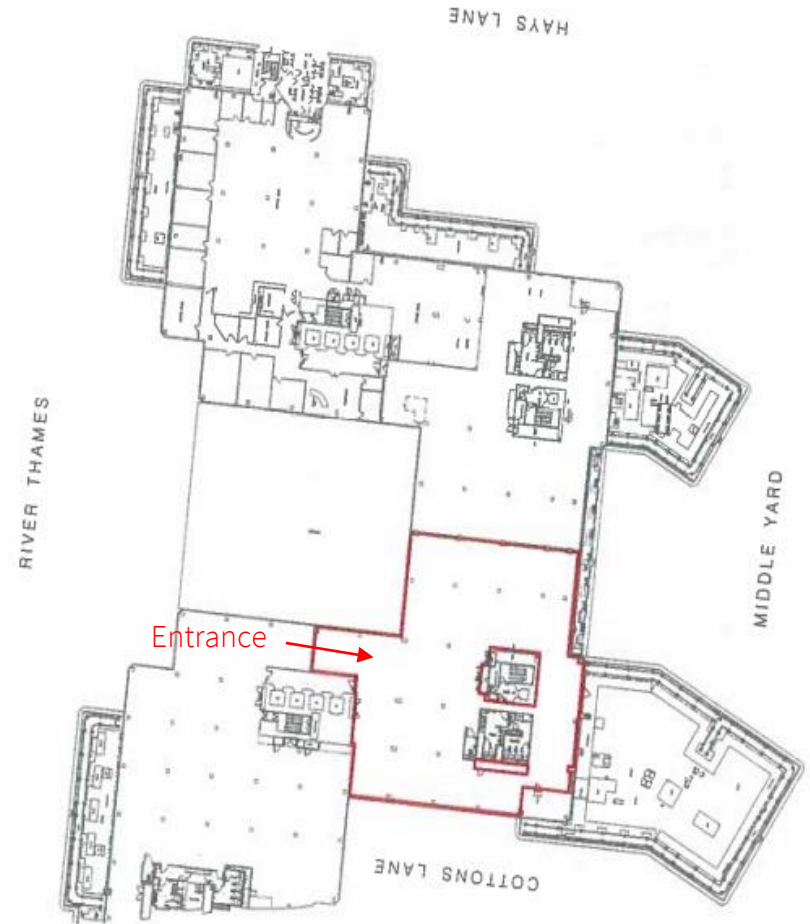
### Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. Sept 2019

Floor Plan



Lease Plan



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## Location

Located on the south bank of the Thames, Cottons Centre is situated between London Bridge and Tower Bridge as shown on the adjacent map.

The building is situated opposite London Bridge Underground & Mainline Station which provides immediate access to the Northern and Jubilee lines.

Borough Market is situated a short distance away to the South with the City of London just a few minutes to the North.

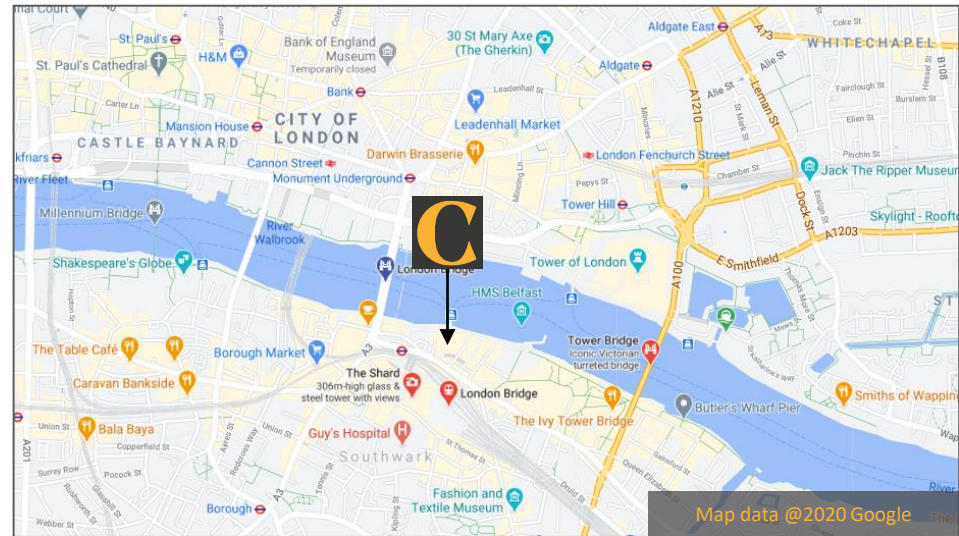
## Description

Cottons Centre is accessible from both the large glass atrium facing the Thames as well as a rear entrance which is opposite London Bridge Station.

The full height atrium provides an impressive entrance up on arrival to the building as well as allowing large amounts of natural light onto the office floor plates.

Cottons Centre base specification include:

- Full access raised floor
- Metal tiled suspended ceiling with recessed lighting
- Recently refurbished / manned reception
- 24 hour access
- a/c throughout
- Automatic personnel lifts
- Cycle storage with showers



## Terms

A new sublease available for a term of years to be agreed.  
The contractual expiry date of the headlease is 3<sup>rd</sup> March 2024.

Rent	Business Rates	Service Charge	Estate Charge
£50 per sq ft	£20.60 sq ft	£12.36 sq ft	£2.47 sq ft

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Sean Cleaver  
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