



Unique warehouse style office space with a communal courtyard. Developed by award-winning developer Fabrix Capital.

The Binary

27 Copperfield Street, SE1 0EN

Office

TO LET

1,307 sq ft

(121.42 sq m)

- Fully fitted & furnished
- Communal courtyard
- Secure bike racks & showers
- VRF Air conditioning
- LED lighting
- High-speed fibre optic broadband
- Well located close to London Bridge & Waterloo

The Binary, 27 Copperfield Street, London, SE1 0EN

Summary

Available Size	1,307 sq ft		
Rent	£65 per sq ft Fully Managed: £14,000 pcm		
Rates Payable	£18.24 per sq ft est pa		
Service Charge	£9.50 per sq ft est pa		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
Estate Charge	N/A		
EPC Rating	B (26)		

Description

In the heart of Southwark, you'll find The Binary, a distinctive warehouse conversion by the multi-award-winning developer Fabrix Capital. The part first floor offers 1,305 square feet of fully furnished and fitted office space.

The building features a communal courtyard accessible from the main reception. Whether your hosting corporate events or enjoying a lunchtime catch-up, the landscaped courtyard has been designed for a variety of occasions. Additional building amenities include secure bike storage, shower facilities, and a passenger lift.

Location

The building boasts excellent transport links with major train stations Waterloo and London Bridge, both approximately a 10-minute walk away. Southwark Underground Station offering access to the Jubilee Line is also a short walk away.

Local occupiers enjoy a wealth of dining, shopping, and leisure options, including the famous Borough Market and Flat Iron Square to name a few.

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Fitout Concept
1st - Part	1,307	£65	£18.24	£9.50	£10,100.93	CAT B

Viewings

Viewings by prior arrangement, through joint sole agents Ingleby Trice and Union Sheet Partners.

Terms

A new lease direct from landlord is available for a term by arrangement.







Viewing / further information

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