

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

## Summary

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

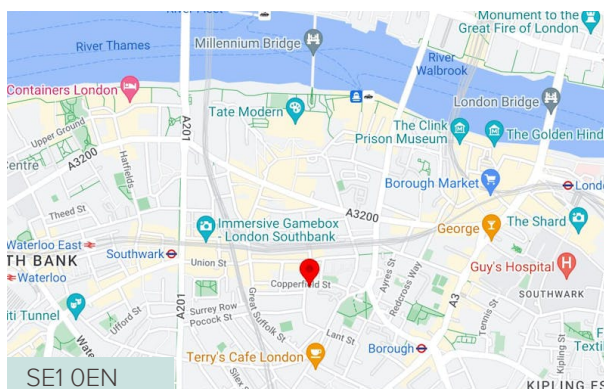
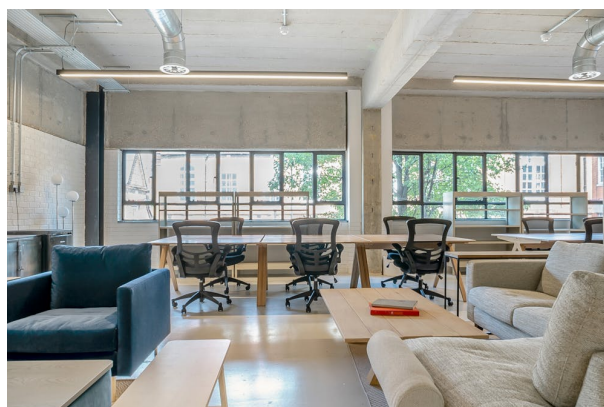
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Fitout Concept
1st - Part	1,307	£65	£18.24	£9.50	£10,100.93	CAT B

## 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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