

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

| | |
|-----------------------|---|
| Available Size | 1,307 sq ft |
| Rent | £62.50 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):

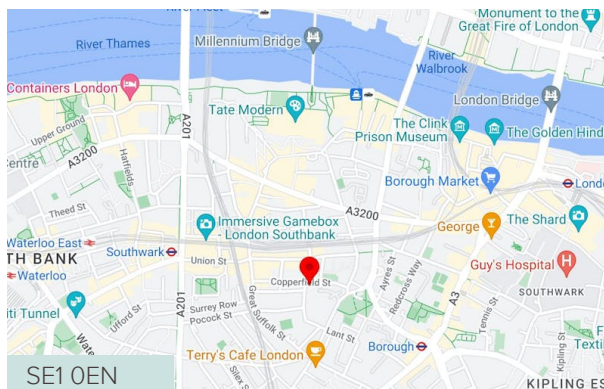
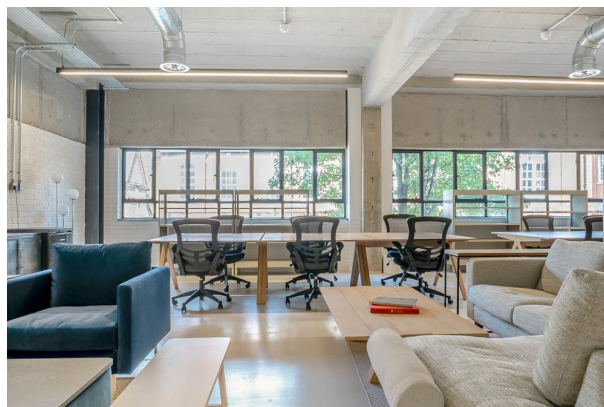
| Name | Size | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | Fitout Concept |
|------------|-------------|-------|--------------|-----------------------|------------------------|-------------|-------------|----------------|
| 1st - Part | 1,307 sq ft | 1,307 | £62.50 | £18.24 | £9.50 | £9,828.64 | £117,943.68 | 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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