

3 PARIS GARDEN, LONDON SE1, LONDON SE1 8ND

OFFICE TO RENT | 2,977 - 21,648 SQ FT | £43.00 PSF



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

UNIONSTREETPARTNERS.CO.UK



UNION STREET PARTNERS

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3 PARIS GARDEN, LONDON SE1, LONDON SE1 8ND



OFFICES TO LET WITHIN FORMER WAREHOUSE

2,977 - 21,648 SQ FT | £43.00 PSF



i DESCRIPTION

3 Paris Garden is a former warehouse building which was once part of a large printing and distribution centre. The building has been converted into office space the majority of which is arranged in open plan, with a number of meeting rooms and private offices.

The building will become vacant at the end of May 2019 and will be available as seen in a clean and tidy condition, with the benefit of the existing fit out.

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Fourth Floor	3,340	Available
Third Floor	4,044	Available
Second Floor	3,506	Available
First Floor	3,651	Available
Ground Floor	2,977	Available
Reception	631	Available
Lower Ground Floor	3,499	Available
TOTAL	21,648	

★ AMENITIES

- Exposed Air Conditioning
- Exposed ceilings
- Suspended lighting
- Raised floors
- 2 Passenger lifts
- Loading bay
- Bike storage
- Showers and changing facilities

📄 TERMS

RENT	RATES	S/C
£43.00 psf	£15.00 psf	c. £9.00 psf
New leases are available until June 2023		

📞 GET IN TOUCH

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