



Tea Auction House, Hay's Galleria, SE1

Fully Fitted Office Space.

- » 3rd floor
- » 7,642 sq.ft
- » Fully fitted

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
M: 07967 345 830
E: db@devono.com

CHARLES CHELL
M: 07896634903
E: cc@devono.com



DEVONO



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Description.

- » 58 Workstations
- » Large boardroom
- » Boardroom
- » 7 meeting rooms
- » Large kitchen and town hall area
- » Kitchenette
- » Dedicated reception
- » River views

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Location.

Tea Auction House is located within the wider Hays Galleria, offering excellent offer space on the River Thames. The building is located opposite London Bridge Stations and adjacent to the More London Estate.

 London Bridge

 3 minutes

 Borough

 14 minutes

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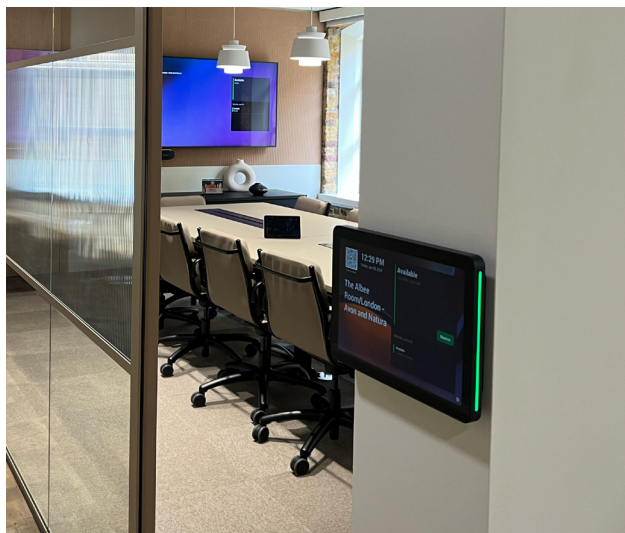
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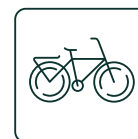
Amenities.



EXCELLENT
LOCATION



FULLY FITTED
SPACE



200+ BICYCLE
SPACES AVAILABLE



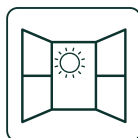
LED LIGHTING



CAR PARKING
AVAILABLE



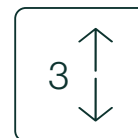
RIVER VIEWS



OPENABLE
WINDOWS



3 PASSENGER
LIFTS



3M FLOOR-TO-SOFFIT
HEIGHT



OCCUPANCY RATIO
UP TO 1:8



4-PIPE FAN COIL
AIR CONDITIONING

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Terms.

The 3rd floor is available by way of a sublease expiring 1st March 2032.

The 3rd floor is also available on a Fully Managed basis expiring 1st March 2032.

Rent: £65.67 per sq ft

Business Rate: £26.30 per sq ft

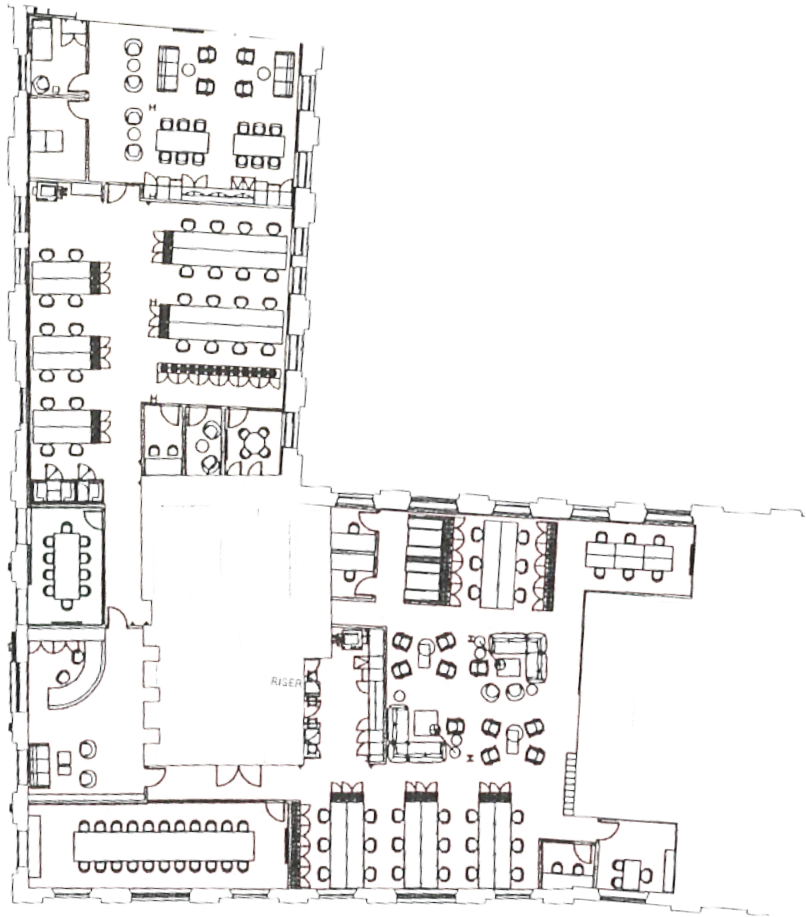
Service & Estate Charge: £20.18 per sq ft

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*Floor plan not to scale



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