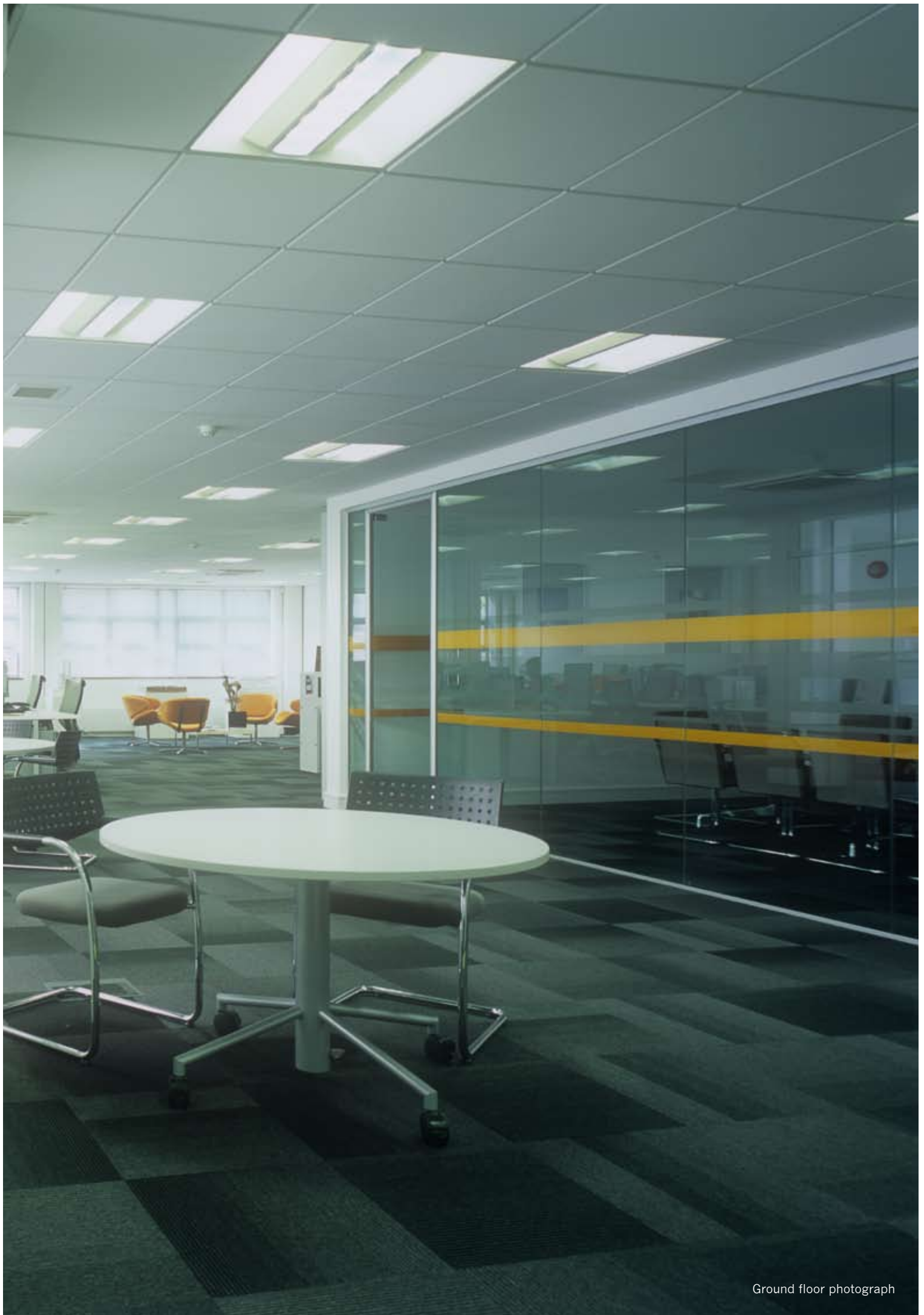




46 LOMAN STREET  
SOUTHWARK SE1  
3500 SQ FT ON A SINGLE FLOOR



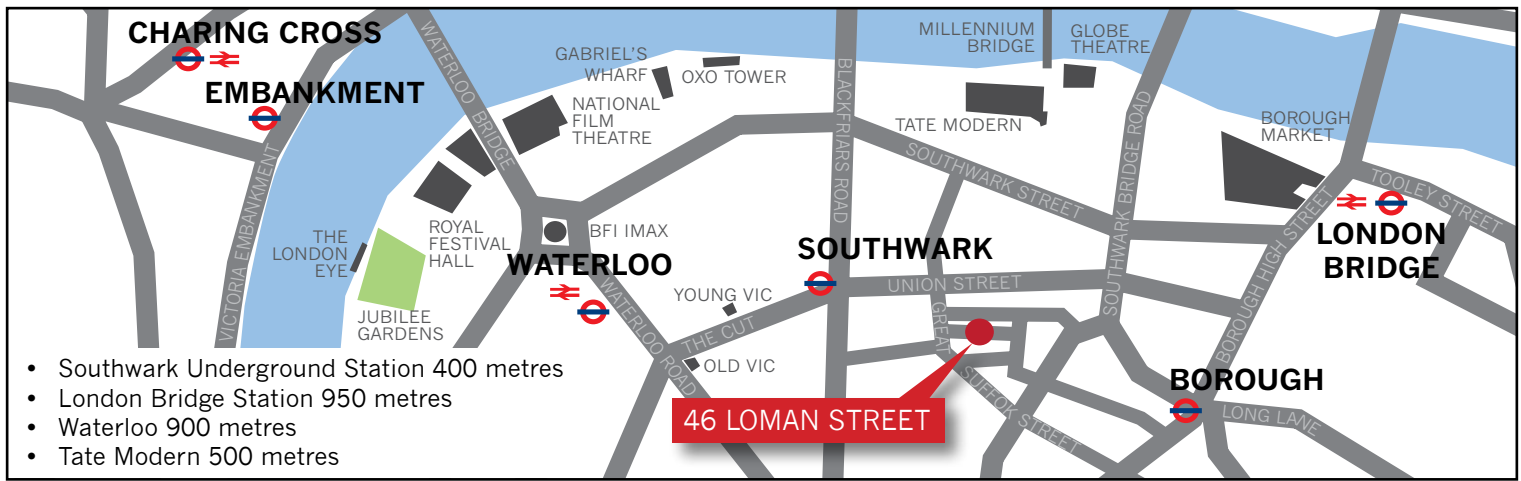
Ground floor photograph



46 Loman Street is a modern Grade A office building completed in 2002.

- 3500 sq ft on the top floor
- Comfort cooling
- Raised floor
- Suspended ceiling
- LG3 lights
- DDA compliant
- Double glazed windows on 3 sides
- Excellent natural light and views
- Passenger lift
- Shower
- 24 hour access
- Impressive entrance lobby





Southwark is an exciting location on the South Bank. It is one of London's most dynamic commercial, residential and cultural centres and home to Tate Modern, Vinopolis, Gabriel's Wharf, Globe Theatre, Royal Festival Hall, National Theatre, London Eye, Borough Market and more, all with excellent transport links via the Jubilee Line.

There are a multitude of restaurants and bars and you are never far from an Underground or mainline station. Southwark Station to Green Park in 6 minutes and to Canary Wharf in 12 minutes (TFL website).

This is why such a diverse range of organisations have chosen to locate here, including Ernst & Young, PricewaterhouseCoopers, KPMG, IPC Media, Norton Rose Lawyers, plus HSBC, Royal Bank of Scotland and many others.



**GALILEO PLAIN ENGLISH LEASE**

The fourth floor is available on a Galileo Plain English lease of no more than 13 pages. This means reduced legal costs and quick occupation.

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[www.46lomanstreet.co.uk](http://www.46lomanstreet.co.uk)

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