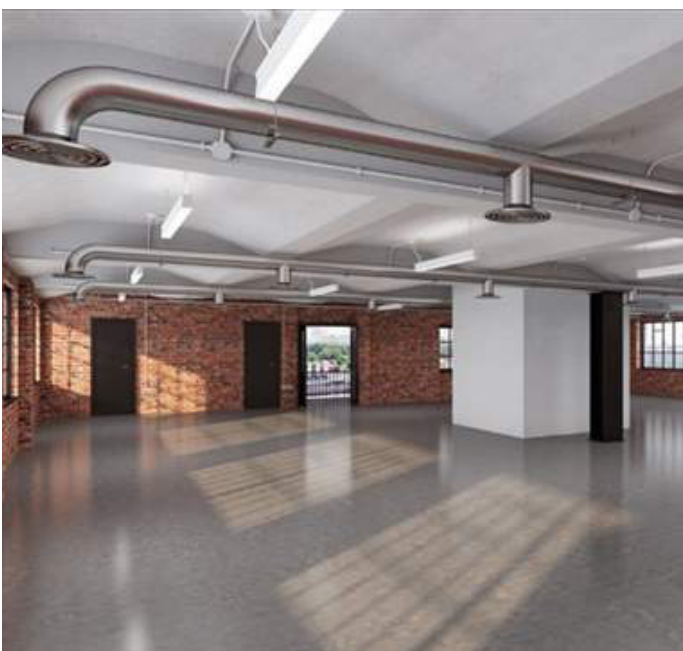


*One One One*

# THE EMBASSY TEA HOUSE, 195-205 UNION STREET, LONDON, SE1

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Fully Fitted Managed Offices To Let  
2,152 - 4996 sq. ft.



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# One One One

4th and 5th floors | 2,152 - 4996 sq. ft.

Rent:

5th Floor ( 50 desks) 2,152 sq. ft.: £42,000.00

4th Floor ( 66 desks) 2,844 sq. ft.: £49,000.00

Rent is all inclusive of Business Rates and Service Charge

Terms: New lease or licence is available for a term by arrangement.

Available: Immediately

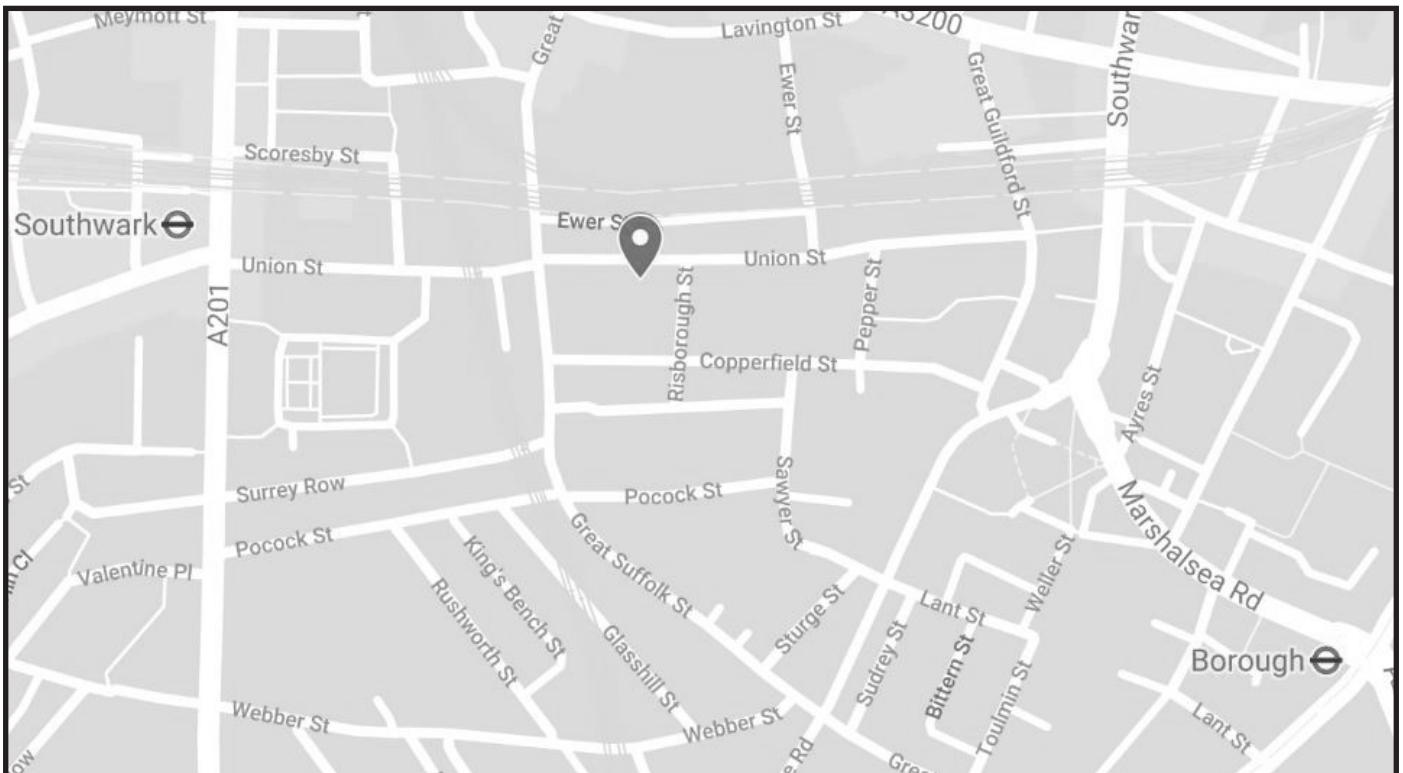
Size: Up to 116 staff



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# One One One

- All inclusive - services, IT etc
- Air conditioning
- Suspended LED lighting
- Exposed ceilings
- Lounge, reception and meeting room facilities
- Communal courtyard
- Bike racks & shower facilities
- Roof terrace on 5th floor - private
- Furniture included (occupiers can choose furniture preference)
- Private meeting room included



One One One is a tenant only commercial real estate firm and does not claim to be marketing this property.

To arrange a viewing or for more information please contact a member of the One One One team on 020 7923 8620 or send us a message at [hello@oneadv.co.uk](mailto:hello@oneadv.co.uk).

Subject to Contract. One One One does not claim in any way to be instructed to market this property and are simply providing information on available properties on the open market at the time of publication. Misrepresentation Act 1967 Unfair Contract Terms Act 1977 - The Property Mis-descriptions Act 1991 The agents for themselves and for the vendors or lessors of this property whose agents / advisors give notice that: 1 The particulars and any inserts therein do not constitute any part of an offer or a contract. 2 All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3 All descriptions, dimensions, (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending Purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property or any other property being marketed.

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