

FIELD & SONS

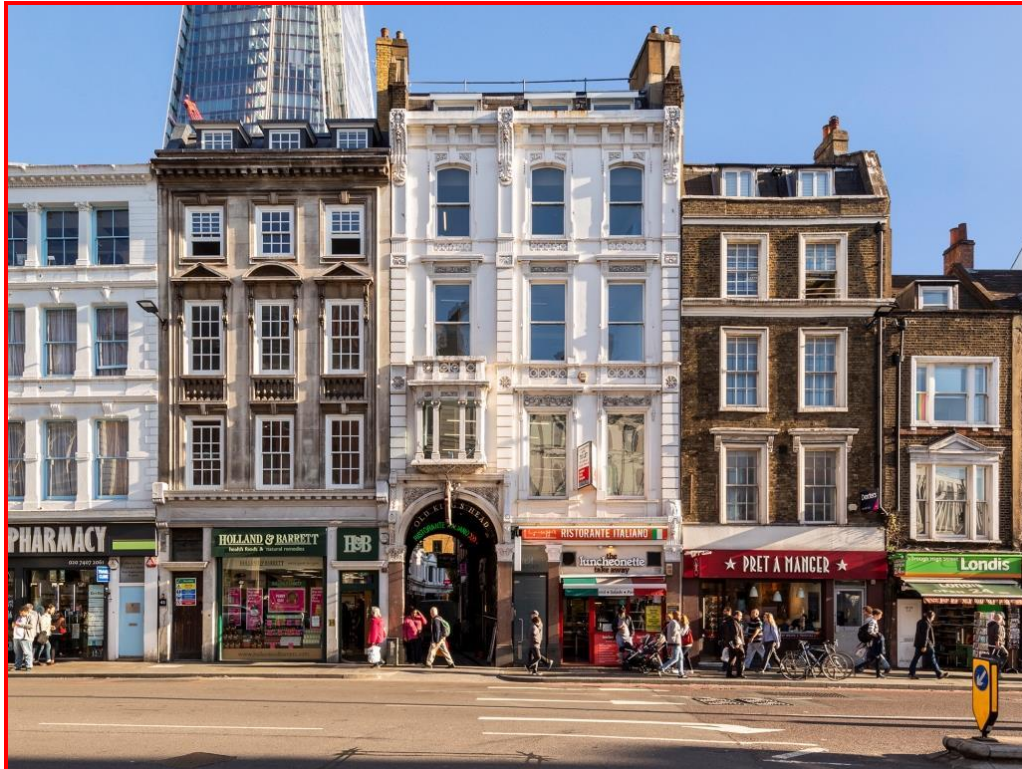
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

REFURBISHED CREATIVE OFFICE FLOOR TO LET ON FLEXIBLE TERMS



47-49 BOROUGH HIGH STREET LONDON SE1 1NB APPROX. 749 SQ FT (69.6 SQM)

LOCATION

The premises are excellently located being towards the northern end of Borough High Street, opposite the junction with Southwark Street and the entrance to Borough Market. The redeveloped London Bridge station is within a very short walk and the Underground (Jubilee and Northern lines) entrance is less than 50m away.

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity including 'The Shard' and 'News Building' developments at London Bridge.

DESCRIPTION

Comprises the third floor of this attractive period building, providing a main open plan space plus meeting room, kitchen point and own w.c. with shower.

The office has been comprehensively refurbished.

Large double glazed windows front and rear provide views across the Market and London, which when combined with the high ceilings gives excellent natural light.

Access is via the communal ground floor entrance, with stairs leading to the upper floors.

47-49 BOROUGH HIGH STREET, SE1



ACCOMMODATION

The approx. Net Internal Floor Area is :

Third Floor 749 sq ft (69.6 sqm)

AMENITIES

Modern contemporary office space, with amenities including :

- Cassette cooling units
- Gas central heating
- Suspended linear LED lighting
- Wood flooring
- Perimeter trunking
- Fully equipped kitchen point
- Own w.c. with shower
- Separate meeting room



TERMS

New lease on flexible terms by negotiation, outside the Landlord & Tenant Act 1954.

RENT

£33,705 per annum, exclusive of all outgoings.

SERVICE CHARGE

Approx. £7,670 per annum

VAT

VAT applicable

BUSINESS RATES

Approx. £8,982 payable 2021/22

EPC

To be assessed.



FURTHER DETAILS

For further details please contact :

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