

FIELD & SONS

COMMERCIAL

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54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

SMALL OFFICE SUITE TO LET



80 BOROUGH HIGH STREET, LONDON SE1 APPROX. 785 SQ FT (72.9 SQM)

LOCATION

The property is prominently located on Borough High Street between the junctions with Union Street and Southwark Street, close to London Bridge station and the popular Borough Market/Bankside locality.

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' development at London Bridge.

DESCRIPTION

The available accommodation comprises the third floor of this mid-terrace commercial building, arranged as a main open plan space plus glass partitioned room to the rear, which includes the drainage/plumbing connection for a new kitchen point.

Accessed via the ground floor entrance with stairs and passenger lift to the upper floors. W.C.s are located in the common parts, with male and female facilities on alternate floors.

The approximate net internal floor area is : 785 sq ft (72.9 sqm).

80 BOROUGH HIGH STREET, LONDON SE1

AMENITIES

Amenities for the premises include :

- Gas central heating
- Suspended ceiling with recessed Cat. II lighting
- Perimeter trunking
- Double glazing to windows fronting the High Street
- Passenger lift
- W.C.s in common parts
- Entryphone controlled access

TERMS

The office is available by way of a new lease for a term by arrangement. Lease to be outside the Landlord & Tenant Act.

RENT

£27,475 per annum, exclusive of all outgoings.

BUSINESS RATES

The Rateable Value is £18,750 and therefore the full business rates payable for the year 2018/19 are approx. £9,000, although transitional and small business relief may apply. Interested parties are advised to contact Southwark Council for further details.

SERVICE CHARGE

For the year 2017 the service charge for the third floor was approx. £12,656 (inc. insurance).

ENERGY PERFORMANCE

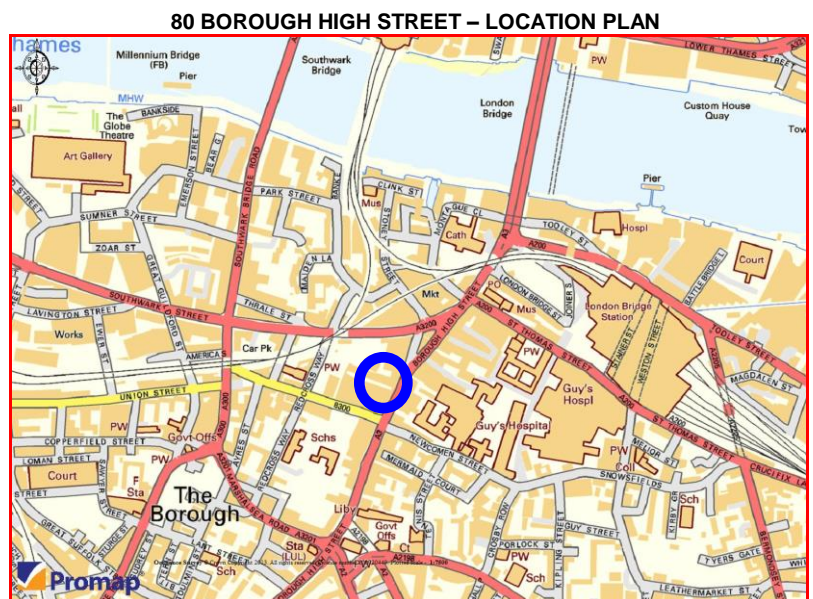
EPC asset rating = 58 (Band C).

FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



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