

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

OFFICES TO LET NEWLY REFURBISHED TO THE HIGHEST STANDARD



**19 BOROUGH HIGH STREET
LONDON SE1**

**278 – 1,054 SQ FT
(25.8 – 97.9 SQ M)**

LOCATION

The premises are excellently located being at the northern end of Borough High Street, between the junctions with London Bridge Street and St Thomas Street, directly opposite Borough Market and within a very short walk of the newly redeveloped London Bridge station.

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 first to third floors of this attractive period building, with each level providing a single open plan room; together with kitchen, w.c. and shower on the second floor plus additional w.c. on the half landing.

The entire property has been comprehensively refurbished, with a keen eye for detail and high quality of finish to create arguably the best small office accommodation in the London Bridge area.

Brand new large sealed double glazed windows front and rear provide views across the Market and London, which when combined with the high ceilings gives excellent natural light on all floors.

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

OFFICES AT 19 BOROUGH HIGH STREET, SE1



ACCOMMODATION

The approx. Net Internal Floor Areas are :

First Floor :	341 sq ft (31.7 sqm)
Second Floor :	278 sq ft (25.8 sqm)
Third Floor :	<u>435 sq ft (40.4 sqm)</u>
Total :	1,054 sq ft (97.9 sqm)

AMENITIES

The refurbishment has created modern contemporary office space, whilst enhancing the original period features of the building.

Brand new specification throughout including :

- Heating/cooling units
- Mix of LED linear and spot lighting
- Feature lighting on the stairs
- Wood flooring
- Full equipped kitchen on 2nd floor
- Individual kitchen points in 1st and 3rd floors
- Two w.c.s plus shower
- New sealed double glazing throughout
- Exposed beams, timber and brickwork



TERMS

Available as the whole, single floors or combinations thereof. New lease/s on terms by negotiation.

RENT

On Application.

BUSINESS RATES

Estimated at £15 per sq ft.

ENERGY PERFORMANCE

EPC Asset Rating : 53 (Band C).

SERVICE CHARGE

If multi-let, there will be an additional service rent to cover all outgoings other than phone and I.T. Such rent will be subject to an annual increase. Further details to be advised.



FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk
www.fieldandsons.biz



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