

FIELD & SONS

COMMERCIAL

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GROUND/LOWER GROUND FLOOR CHARACTER OFFICE TO LET



**123A BOROUGH HIGH STREET, LONDON SE1 1NP
APPROX. 675 SQ FT (62.7 SQM)**

LOCATION

The property is located in a small private courtyard off Borough High Street close to the junction with Southwark Street. London Bridge Underground station (Jubilee and Northern lines) is just to the north. The redeveloped mainline station itself is also within a short walk and the highly popular Borough Market is almost directly opposite.

Recent and on-going major development has transformed this area into one of London's most sought after business, leisure and residential destinations.

DESCRIPTION

The available accommodation comprises the self-contained office suite arranged over ground and lower ground floor within this attractive period building.

Each floor provides open plan office space, together with a single w.c. on the ground floor and kitchen point in the lower ground. Own entrance direct from the courtyard.

The overall approximate net internal floor area is : 675 sq ft (62.7 sqm).

123A BOROUGH HIGH STREET, LONDON SE1

AMENITIES

Amenities for the premises include :

- Electric heating
- Mix of uplighters and spot lighting
- Perimeter trunking
- Solid oak flooring (ground floor)
- Fully carpeted lower ground floor
- Fitted kitchen point and w.c.
- Security alarm
- Entryphone

TERMS

New direct lease on terms by arrangement.

RENT

£30,000 per annum exclusive of all outgoings. VAT is applicable,

BUSINESS RATES

Approx. £6,629 for the year 2021/22, although small business reliefs may apply (the Rateable Value being £13,500)

SERVICE CHARGE

Recharge of building insurance only, details to be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 71 (Band C).



FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



123A BOROUGH HIGH STREET – LOCATION PLAN



Important Notice

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