

# FIELD & SONS

COMMERCIAL

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## MODERN COURTYARD OFFICE UNIT TO LET



### 1 IRONGATE COURT 47A GREAT GUILDFORD STREET, LONDON SE1 0ES APPROX. 1,182 SQ FT (109.8 SQM) + BASEMENT

#### LOCATION

The property is located on the east side of Great Guildford Street, between the junctions with Southwark Bridge Road and Union Street. The redeveloped London Bridge station (mainline, Jubilee and Northern lines) and Borough Underground (Northern line) are within a short walk and the property is also close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

#### DESCRIPTION

Comprises a modern office unit on the ground floor at the end of this small mixed use courtyard development, known as Iron Gate Court.

Arranged as the main space under a pitched roof with extensive roof lights plus smaller office to the rear with windows and door to a small private terrace, two w.c.s, and a separate kitchen with a further small private terrace. Also includes a small basement area providing a shower facility and storage space.

Access is via the entrance from the lovingly restored gated courtyard.

# 47A GREAT GUILDFORD STREET, LONDON SE1

## AMENITIES

New amenities through out including :

- Cassette heating/cooling
- LVT wood effect flooring
- Perimeter trunking
- Ceiling mounted LED lighting
- Two w.c.s.
- Separate kitchen point
- Basement shower and storage space
- Security alarm
- Video entryphone

## ACCOMODATION

The approximate net internal floor areas are :

Ground Floor : 1,182 sq ft (109.8 sqm)  
Basement : 292 sq ft ( 27.1 sqm)

## TERM

New lease by arrangement.

## RENT

£60,000 per annum, exclusive of all outgoings. VAT is not applicable.

## SERVICE CHARGE

Currently £3,384.52 per annum.

## BUSINESS RATES

Approx. £26,514 payable for the year 2021/22 (the Rateable Value being £54,000).

## ENERGY PERFORMANCE

EPC Asset Rating = 71 (Band C)

## IRON GATE COURT – LOCATION PLAN



## FURTHER DETAILS

For further details please contact :

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