

FIELD & SONS

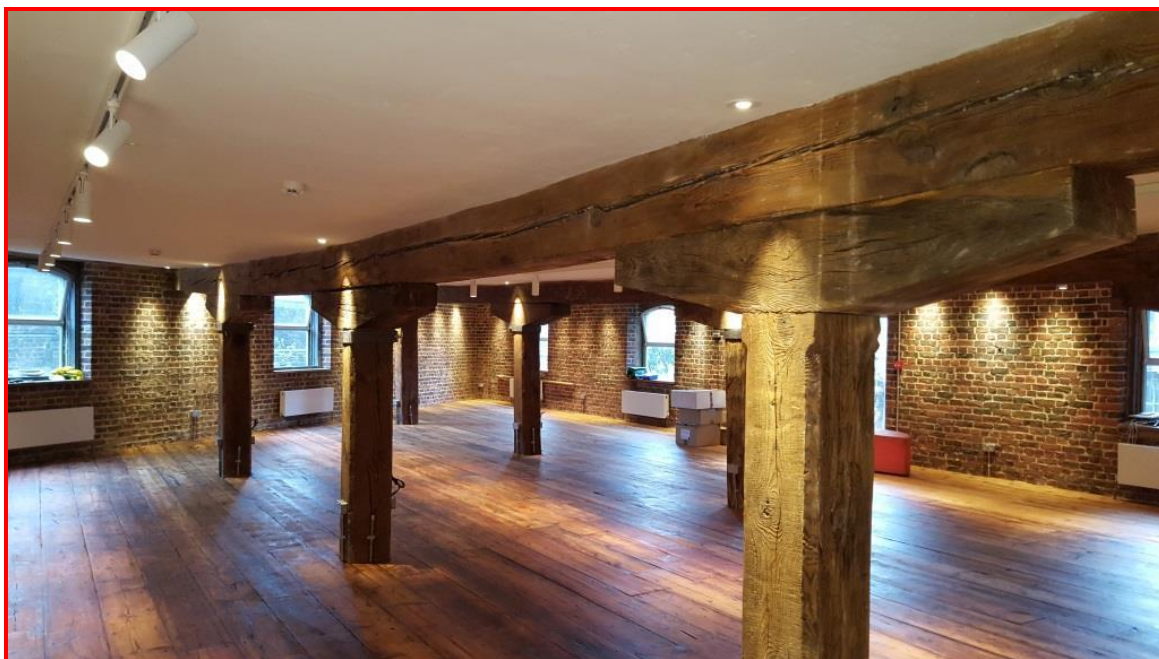
COMMERCIAL

020 7234 9639

**54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL**

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CHARACTER WAREHOUSE STYLE OFFICE TO LET NEWLY REFURBISHED



**SECOND FLOOR, 4 O'MEARA STREET,
LONDON SE1 1TE
APPROX. 2,174 SQ FT (202 SQM)**

LOCATION

O'Meara Street is located just off the southern side of Southwark Street, east of the junction with Southwark Bridge Road and within a short walk of 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' at London Bridge and the £6.5 billion full redevelopment of London Bridge station itself which is due to complete in 2018.

DESCRIPTION

The available accommodation comprises the second floor of this converted period former warehouse building.

Arranged as a single open plan triangular shaped space with excellent natural light from windows along two sides. Newly refurbished whilst retaining the original character features of the property.

Accessed via the ground floor entrance with stairs leading to the upper floors.

SECOND FLOOR, 4 O'MEARA STREET, SE1

ACCOMMODATION

NIA approx. : 2,174 sq ft (202 sq m)

AMENITIES

The second floor has been fully comprehensively refurbished and amenities include :

- New gas central heating system
- Spot and track lighting
- Perimeter and column power and data points
- New double glazed windows
- Restored period features including exposed brickwork, timber columns and beams and solid treated wooden floor
- Capped water and drainage for tenant to install own kitchen point and w.c.s to suit

TERMS

New lease on a term by negotiation. Lease to be outside the Landlord & Tenant Act 1954.

RENT

£86,960 per annum, equating to £40 per sq ft exclusive of all outgoings.

BUSINESS RATES

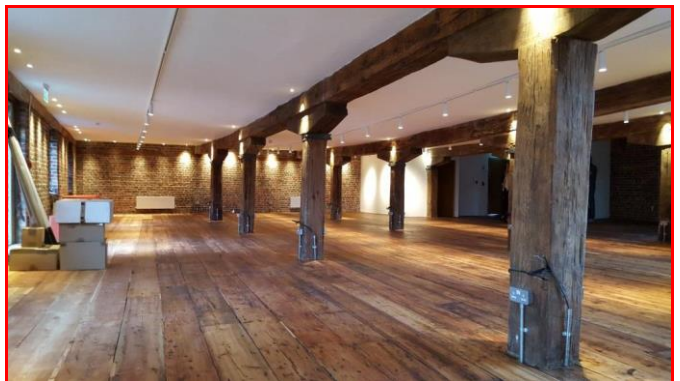
Details on application.

SERVICE CHARGE

Approximately £2,500 per annum, including building insurance.

ENERGY PERFORMANCE

To be assessed.



FURTHER DETAILS

For further details please contact:

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