

FIELD & SONS

COMMERCIAL

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PRELIMINARY ANNOUNCEMENT CONFIDENTIALLY AVAILABLE



AXE & BOTTLE COURT 70 NEWCOMEN STREET, LONDON SE1 WAREHOUSE STYLE OFFICES TO LET APPROX. 4,000 SQ FT (371.6 SQM)

LOCATION

Axe & Bottle Court is located on Newcomen Street, just off the busy Borough High Street and within a short walk of London Bridge station and the popular Borough Market/Bankside locality. Recent and on-going major developments have 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 the £6.5 billion redevelopment of London Bridge station itself.

DESCRIPTION

Comprises a ground floor suite within this attractive converted Victorian former hop warehouse building, situated in a quiet private courtyard. Currently arranged as a number of varying size non-structural partitioned spaces, with w.c.s and kitchen point to the rear. Access is via the communal entrance stairway from the central courtyard.

Offers a refurbishment opportunity for an incoming tenant, including reinstatement to open plan and upgrade of amenities.

AXE & BOTTLE COURT, LONDON SE1

AMENITIES

As noted above, the premises requires refurbishment but amenities include :

- Retained period features including iron columns and traditional loading bay doors
- Original timber floor under the existing carpeting
- Floor boxes
- Own kitchen point and w.c.s
- Private courtyard setting
- On site cycle racks

TERMS

New lease on terms by arrangement.

The landlord will offer an incentive package for works required to the office. Details on application and subject to agreed terms.

RENT

Headline rent of £160,000 per annum (£40 per sq ft), exclusive of outgoings.

BUSINESS RATES

Tenant to pay a contribution of £2 per sq ft per annum towards the overall business rates paid by the landlord on the single rating assessment for Axe & Bottle Court as a whole.

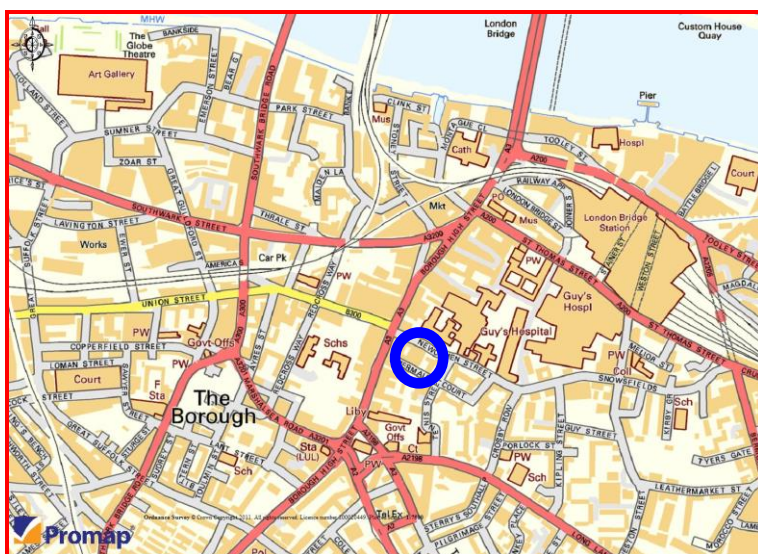
SERVICE CHARGE

Currently approx. £2.25 per sq ft per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 64 (Band C).

AXE & BOTTLE COURT – LOCATION PLAN



FURTHER DETAILS

Please contact Field & Sons :

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