

FIELD & SONS

COMMERCIAL

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SMALL MODERN OFFICE TO LET



10 MARSHALSEA ROAD, LONDON, SE1 1HL APPROX. 880 SQ FT (81.7 SQM)

LOCATION

Located on the northern side of Marshalsea Road, just to the west of the junction with Borough High Street and within 100m of Borough Underground station (Northern line). The redeveloped London Bridge station is also within a short walk and the property is 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

A self-contained office with own entrance from street level, arranged over ground and lower ground floors which was newly built in 2013 as part of the conversion and extension of this period mid-terrace building.

Arranged as the front ground floor office part plus small glazed meeting room, w.c. with shower plus small private courtyard at the rear. Stairs down to the lower ground floor which provides a fully equipped kitchen with break out space and an ancillary store room.

The approximate net internal floor areas are :

Ground Floor :	540 sq ft (50.1 sqm)
Lower Ground :	340 sq ft (31.6 sqm)
Total :	880 sq ft (81.7 sqm)

10 MARSHALSEA ROAD, LONDON SE1

AMENITIES

- Air conditioning throughout and under floor heating
- Wood flooring throughout
- Feature recessed lighting in the ground floor and wall lights
- Wall lights in the lower ground
- High speed fibre line
- Fully equipped kitchen and break out space
- Lower ground floor storage room
- Glazed meeting room
- W.C. and shower
- Private rear patio
- Security alarm
- Excellent decorative condition

TERMS

New lease available on terms by arrangement.

RENT

£35,000 per annum, exclusive.

BUSINESS RATES

The Rateable Value is £15,500 and therefore the rates payable for the year 2023/24 will be approx. £7,611; although small business relief may apply.

SERVICE CHARGE

Currently approx. £2,200 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 96 (Band D).

FURTHER DETAILS

For further details please contact:

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Important Notice

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10 MARSHALSEA ROAD – LOCATION PLAN

