

# FIELD & SONS

COMMERCIAL

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[www.fieldandsons.biz](http://www.fieldandsons.biz)

## SMALL OFFICE SUITE TO LET OPPOSITE BOROUGH MARKET



**1st FLOOR**

**51 BOROUGH HIGH  
STREET**

**LONDON SE1 1NB**

**APPROX. 339 SQ FT  
(31.5 SQ M)**

### LOCATION

The premises are excellently located being directly opposite Borough Market. The redeveloped London Bridge station is within a very short walk and the Underground (Jubilee and Northern lines) entrance is less than 50m away.

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.

### DESCRIPTION

Comprises a small office suite across the first floor of the property, being the front office and small rear room, either side of the central landing of this mid-terrace period building.

Access is via the communal ground floor entrance, with stairs leading to the upper floors.

The approx. net internal floor areas are :

Front Room : 243 sq ft (22.6 sq m)  
Rear Room : 96 sq ft ( 8.9 sq m)  
**Total : 339 sq ft (31.5 sq m)**

# 1<sup>st</sup> FLOOR, 51 BOROUGH HIGH STREET

## SPECIFICATION

- Heating/cooling cassette in each room
- Suspended ceiling with recessed lighting
- Perimeter trunking
- Kitchen point in front room
- Entryphone controlled access
- Security alarm
- W.C.s located in the common parts

## TERMS

New lease direct on flexible terms. Lease to be outside the Landlord & Tenant Act 1954.

## RENT

£13,500 per annum, exclusive of all outgoings.

## SERVICE CHARGE

Approx. £2,500 per annum.

## VAT

VAT applicable to the rent and service charge.

## BUSINESS RATES

The rateable value is £11,000, therefore qualifying small businesses will pay nil rates for the year 2024/25.

## ENERGY PERFORMANCE

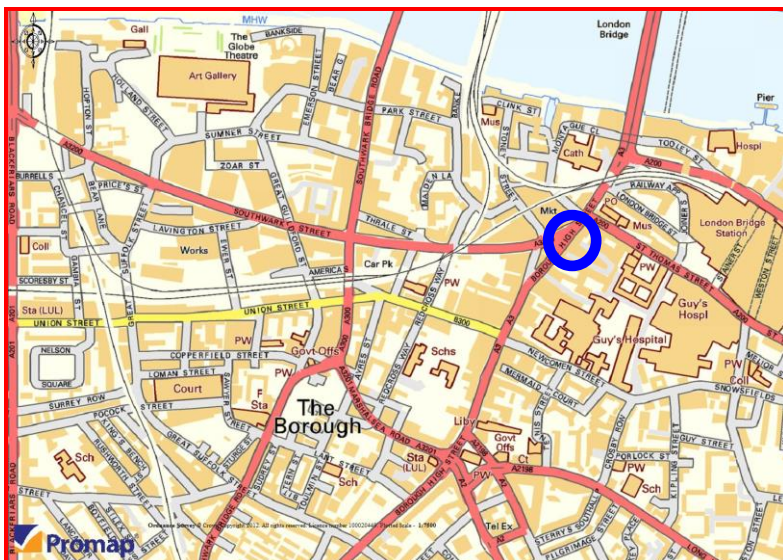
EPC Asset Rating = 71 (Band C).

## FURTHER DETAILS

For further details please contact :

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51 BOROUGH HIGH STREET – LOCATION PLAN



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