

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

STUDIO OFFICE TO LET IN CONVERTED PERIOD WAREHOUSE MOMENTS FROM LONDON BRIDGE STATION



GROUND FLOOR, 60 WESTON STREET, LONDON SE1 3QJ APPROX. 595 sq ft (46.45 sqm)

Studio Office available on the ground floor of this refurbished attractive former warehouse building moments from the redeveloped London Bridge mainline and Underground station, including the new entrance on St Thomas Street which is less than 150 meters to the north of the property.

Recent and on-going major regeneration has transformed this area into one of London's most sought after business, leisure, and residential destinations.

Comprises the entire ground floor of this attractive refurbished period building, currently arranged to provide an open plan office space, kitchen point and own W.C.

Access is via the communal ground floor entrance.

The approximate net internal floor area is: 500 sq ft (55.3 sqm)

GROUND FLOOR, 60 WESTON STREET

AMENITIES

- Gas central heating
- LED track lighting system
- New vinyl wood effect floor throughout
- Own kitchen and W.C
- Moments from London Bridge Station
- Entry phone system
- Security Alarm
- Storage

TERMS

New lease direct from the landlord on terms by arrangement.

RENT

£25,000 per annum, exclusive of all outgoing. VAT not applicable.

BUSINESS RATES

The Rateable Value is £18,500 so the business rates payable 2024/25 will be approx. £9,232.

SERVICE CHARGE

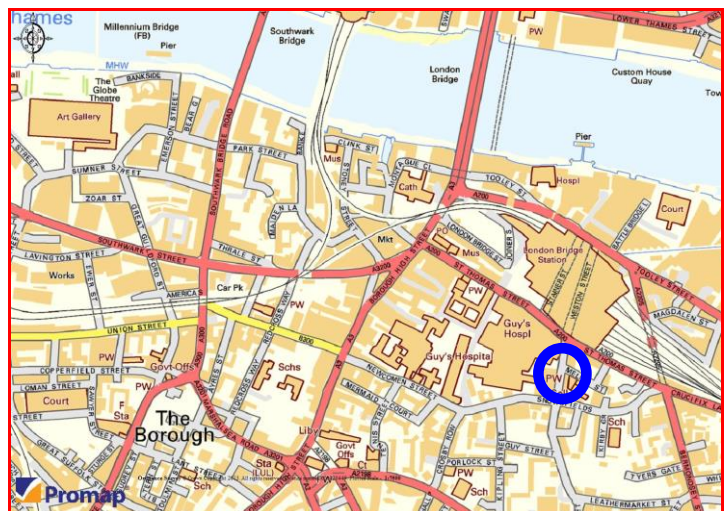
Approx. £2,500 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 102 (Band E).



60 WESTON STREET – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.