

FIELD & SONS

COMMERCIAL

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FLEXIBLE & ECONOMICAL OFFICE TO LET NEWLY REFURBISHED RENT ONLY £35 PER SQ FT (EXCL.)



2ND FLOOR GALLERY COURT 1-7 PILGRIMAGE STREET, LONDON, SE1 4LL APPROX. 1,671 SQ FT (155.3 SQM)

LOCATION

Gallery Court is a mixed-use development fronting Hankey Place, just off Long Lane and approximately 700m south of London Bridge station. In addition, Borough Underground (Northern line) is 300m to the west and the popular Borough Market/Borough High Street and Bankside localities are also within close proximity.

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

The accommodation forms an economical office suite on the second floor of the building, arranged as open plan space and kitchen. Accessed via shared ground floor entrance and stairs. W.C. facilities within serviced common parts.

GALLERY COURT, 1-7 PILGRIMAGE STREET, SE1

AMENITIES

Newly refurbished, amenities include :

- Cassette heating/cooling
- Good floor to ceiling height
- Fully accessible raised floor plus perimeter power and data.
- Suspended linear LED lighting
- Good natural light
- New kitchen
- Newly fully carpeted and decorated
- W.C's and shower in serviced common areas

TERMS

New flexible lease on terms by negotiation, outside Landlord & Tenant Act.

RENT

£58,485 per annum, exclusive of all outgoings.

BUSINESS RATES

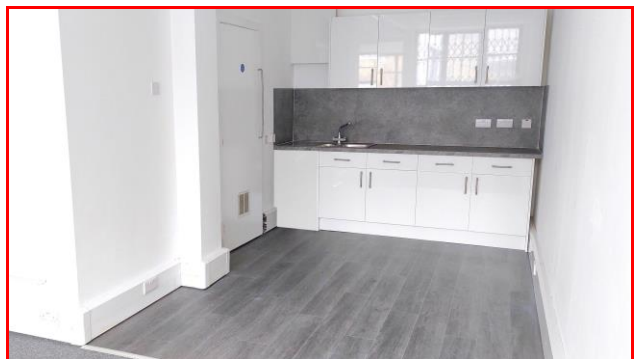
To be advised.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 69 (Band C).



GALLERY COURT – LOCATION PLAN

FURTHER DETAILS

For further details please contact:

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www.fieldandsons.biz



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