

FIELD & SONS

COMMERCIAL

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SMALL OFFICE SUITE TO LET CLOSE TO BOROUGH MARKET



80 BOROUGH HIGH STREET, LONDON SE1 1LL APPROX. 751 SQ FT (69.8 SQM)

LOCATION

The property is prominently located on Borough High Street between the junctions with Union Street and Southwark Street, within a short walk of the redeveloped London Bridge station and Underground and very close to 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.

DESCRIPTION

The available accommodation comprises the top floor of this mid-terrace commercial building, arranged as a main office space plus two partitioned rooms and kitchen.

Access is via the communal ground floor entrance with stairs and passenger lift to the upper floors.

W.C.s on each floor in the common parts.

The approximate net internal floor area is : 751 sq ft (69.8 sqm).

80 BOROUGH HIGH STREET, LONDON SE1

AMENITIES

- Gas central heating
- Wood flooring
- Suspended ceiling with recessed Cat. II lighting
- Perimeter trunking
- Double glazing to windows fronting the High Street
- Passenger lift
- Entryphone controlled access



TERMS

New lease on terms by arrangement. Lease to be outside the Landlord & Tenant Act.

RENT

£20,655 per annum, exclusive of all outgoings.

BUSINESS RATES

The new Rateable Value is £14,250 and therefore the business rates payable for the year 2023/24 are approx. £6,997.

SERVICE CHARGE

Current service charge for the fifth floor is approx. £15,007.60 (inc. insurance).

ENERGY PERFORMANCE

EPC asset rating = 78 (Band D).



80 BOROUGH HIGH STREET – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

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