

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

NEW FLEXIBLE E CLASS UNIT TO LET



280 BOROUGH HIGH STREET, LONDON SE1 1JS OVERALL APPROX. 2,194 SQ FT (203.8 SQM)

DESCRIPTION

Flexible unit available within this new boutique mixed commercial and residential development.

Self-contained space arranged over ground floor and basement, with prominent corner return frontage and generous ceiling height in the basement of just over 10 ft (3.1 m).

The approximate floor areas are :

Ground Floor :	688 sq ft (63.9 sqm)
Basement :	<u>1,506 sq ft (139.9 sqm)</u>
Total :	2,194 sq ft (203.8 sqm)

LOCATION

Located on the corner of Borough High Street and Great Suffolk Street at the crossroads with Trinity Street and within a short walk of Borough Underground station (Northern line).

Recent and on-going major redevelopment has transformed the surrounding area into one of London's most south after business, leisure and residential destinations and the property sits midway between the London Bridge/Borough Market area to the north and the Elephant Castle Regeneration zone to the south. The extensive campuses of both Southbank University and Guy Hospital/Kings College are also in close proximity.

280 BOROUGH HIGH STREET, SE1

USE

Planning consent is for Retail Use (A1-A3) but under the E Use Class the premises could be suitable for a variety of uses, subject to any required consents.

AMENITIES

The unit is finished to shell & core ready for an incoming occupiers own fit out, with capped service heads and the connecting stair in place between the two floors.

TERMS

The property is offered to let by way of a new lease on terms by negotiation.

RENT

£65,000 per annum, exclusive of all outgoings.

SERVICE CHARGE

To be confirmed

VAT

VAT will be payable on rent and annual service charge.

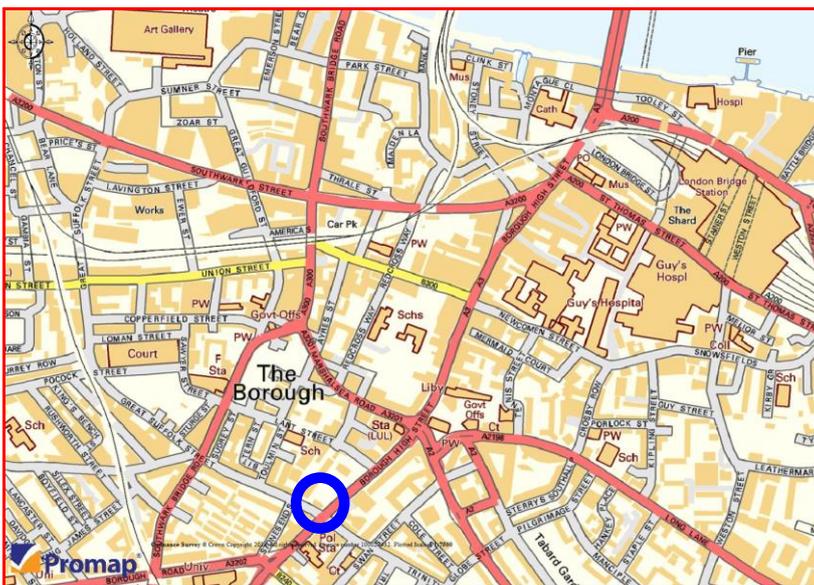
BUSINESS RATES

To be assessed on occupation.

ENERGY PERFORMANCE

EPC Asset Rating = 61 (Band C).

280 BOROUGH HIGH STREET – LOCATION PLAN



FURTHER DETAILS

Please contact Field & Sons :

Ben Locke or Nigel Gouldsmith

Tel. 020 7234 9639

E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



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