

FIELD & SONS

COMMERCIAL

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SMALL OFFICE TO LET OPPOSITE BOROUGH MARKET



3RD FLOOR FRONT

**51 BOROUGH HIGH
STREET**

LONDON SE1 1NB

**APPROX. 243 SQ FT
(22.6 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 including 'The Shard' and 'News Building' developments at London Bridge.

DESCRIPTION

Comprises a small office room at the front of the third floor 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 area is 243 sq ft (22.6 sqm).

Potentially suitable for a three to four person company or organisation.

3RD FLOOR REAR, 51 BOROUGH HIGH STREET

SPECIFICATION

- Heating/cooling cassette
- Suspended ceiling with recessed Cat. II lighting
- Perimeter trunking
- Own kitchen point in the office
- 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

£10,935 per annum, exclusive of all outgoings.

SERVICE CHARGE

Approx. £1,200 per annum.

VAT

VAT applicable to the rent and service charge.

BUSINESS RATES

The rateable value is £3,000, therefore the business rates payable for the year 2021/22 will be approx. £1,473, although small businesses would qualify for relief.

ENERGY PERFORMANCE

To be assessed.

FURTHER DETAILS

For further details please contact :

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51 BOROUGH HIGH STREET – LOCATION PLAN

