

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## FULLY REFURBISHED OFFICE FOR SALE OR TO LET



### 3 RISBOROUGH STREET, LONDON SE1 0HF APPROX. 1,409 SQ FT (130.9 SQM)

#### LOCATION

Located in the rejuvenated Bankside area, the premises comprise a small office building situated just off Union Street, close to the junction Great Suffolk Street.

Excellent transport links as the newly redeveloped London Bridge station, together with Waterloo, Borough Underground (Northern line) and Southwark Underground (Jubilee line) are all within a short walk.

The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and the Millennium Footbridge.

#### DESCRIPTION

The available accommodation is arranged over the ground and first floor, connected by an internal stair. Each floor provides an open plan space and the ground floor also has male and female w.c.s, shower and kitchen area. Also includes a small private terrace at the rear.

The overall approximate net internal floor area is : 1,409 sq ft (130.9 sqm).

# 3 RISBOROUGH STREET SE1

## AMENITIES

Fully refurbished, amenities include :

- Heating/Cooling system via Mitsubishi heat pumps
- Oak Wood flooring
- Perimeter trunking, fully cabled for power (3 phase) and Cat. V.
- Recessed LED lighting
- Fully equipped kitchen
- New W.C's and shower
- Phone entry system
- Optional secure parking space
- Optional storage available at extra cost

## PROPOSAL

The office is available for sale by way of the long leasehold interest to December 2997 with peppercorn ground rent. **Offers are sought in the region of £1,100,000.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £65,000 per annum, exclusive of all outgoings.**

VAT is payable on price/rent.

## BUSINESS RATES

Approx. £18,300 payable for the year 2022/23

## SERVICE CHARGE

To be advised.

## ENERGY PERFORMANCE

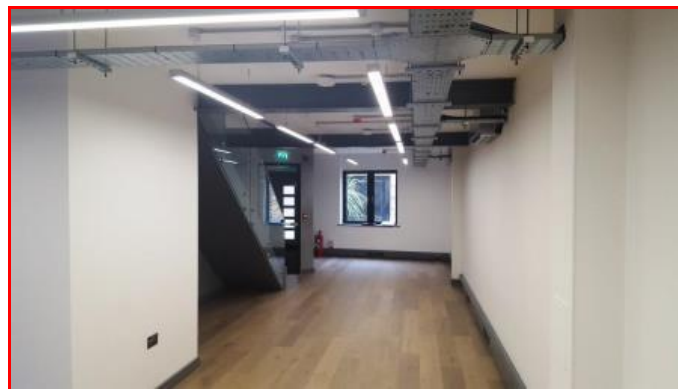
EPC Asset Rating = 68 (Band C).

## FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



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