

# FIELD & SONS

COMMERCIAL

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## FITTED & FURNISHED WAREHOUSE STYLE OFFICES TO LET



## AXE & BOTTLE COURT 70 NEWCOMEN STREET, LONDON SE1 1YT APPROX. 4,366 SQ FT (405.6 SQM)

### LOCATION

Axe & Bottle Court is located on Newcomen Street, just off the busy Borough High Street and within a short walk of the redeveloped London Bridge station and 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.

### DESCRIPTION

Comprises a ground floor suite within this attractive converted Victorian former hop warehouse building, situated in a quiet private gated cobblestone courtyard.

Arranged as a main open plan space plus two glazed meeting rooms, modern fully equipped kitchen, breakout area and three w.c.s (one with shower).

Access is via and entryphone controlled iron gate from Newcomen Street into the central courtyard.

The approximate net internal floor area is 4,366 sq ft (405.6 sqm).

# AXE & BOTTLE COURT, LONDON SE1

## AMENITIES

- Heating/cooling cassettes
- LED lighting
- Perimeter trunking
- Solid timber floor and exposed iron columns
- Two private booths
- Server and store room
- Fully equipped kitchen
- Three w.c.s inc. shower
- Cycle racks in courtyard

Available fully fitted and furnished, providing 48 desk spaces.

## TERMS

New lease on terms by arrangement.

## RENT

£261,960 per annum, exclusive of outgoings.

## BUSINESS RATES

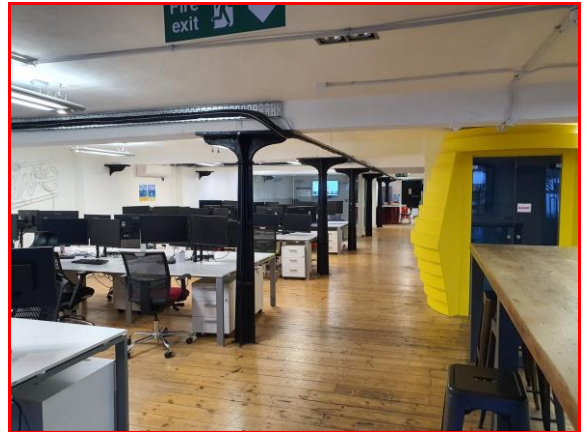
Approximately £15,000 payable for the year 2024/25.

## SERVICE CHARGE

Approximately £17,465 payable for the year 2024/25.

## ENERGY PERFORMANCE

EPC Asset Rating = 39 (Band B).



## AXE & BOTTLE COURT – LOCATION PLAN



## FURTHER DETAILS

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