

**FIELD & SONS**

COMMERCIAL

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## CONTEMPORARY SELF-CONTAINED FULLY FITTED AND FURNISHED STUDIO OFFICE TO LET



### UNIT B, 16-18 MARSHALSEA ROAD LONDON SE1 1HL APPROX. 766 SQ FT (71.2 SQM)

#### LOCATION

Located on the northern side of Marshalsea Road, just to the west of the junction with Borough High Street and within 125m of Borough Underground station (Northern line). The redeveloped London Bridge station is also within a short walk and the property is close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

#### DESCRIPTION

Comprises a self-contained ground floor office with own entrance from street level, forming part of this attractive modern mixed-use building with residential apartments above.

Unit B was fully refurbished in 2019 to a very high contemporary standard to provide an architecturally designed studio office arranged as a main work space, meeting room, galley kitchen, male and female w.c. plus shower.

Available fully equipped and furnished, providing plug & play accommodation ready for work from day one.

# UNIT B, 16-18 MARSHALSEA ROAD, SE1

## ACCOMMODATION

The approximate gross internal floor area is :  
766 sq ft (71.2 sqm)

## AMENITIES

Fitted and furnished 'plug & play, amenities for the unit include :

- Air Conditioning and fresh air venting
- Mixture of LED spotlighting, pendant and recessed panel lighting
- Fibre optic broadband
- Perimeter trunking
- Solid wood floors
- 2 WC's and Shower
- Fully equipped kitchen
- Security alarm
- Electric security shutters
- Built in storage

## TERMS

New direct lease on terms by arrangement.

## RENT

**£38,500 per annum, exclusive of all outgoings.** VAT applicable.

## BUSINESS RATES

Approx. £12,725 payable for the year 2023/24 (the Rateable Value being £25,500).

## SERVICE CHARGE

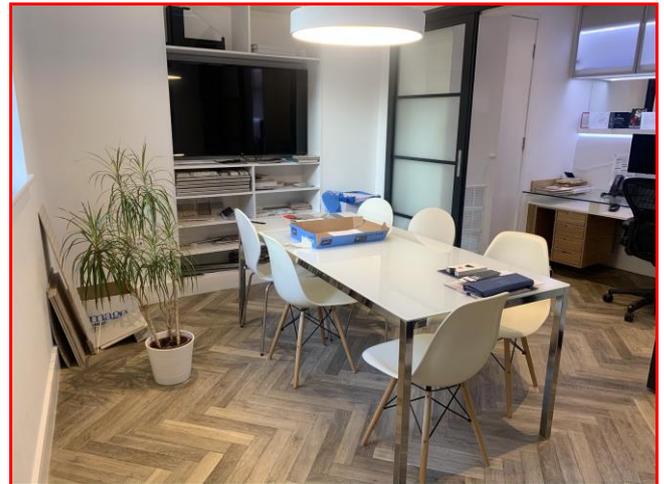
To be advised.

## FURTHER DETAILS

For further details please contact :

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## UNIT B 16-18 MARSHALSEA ROAD – LOCATION PLAN



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