

FIELD & SONS

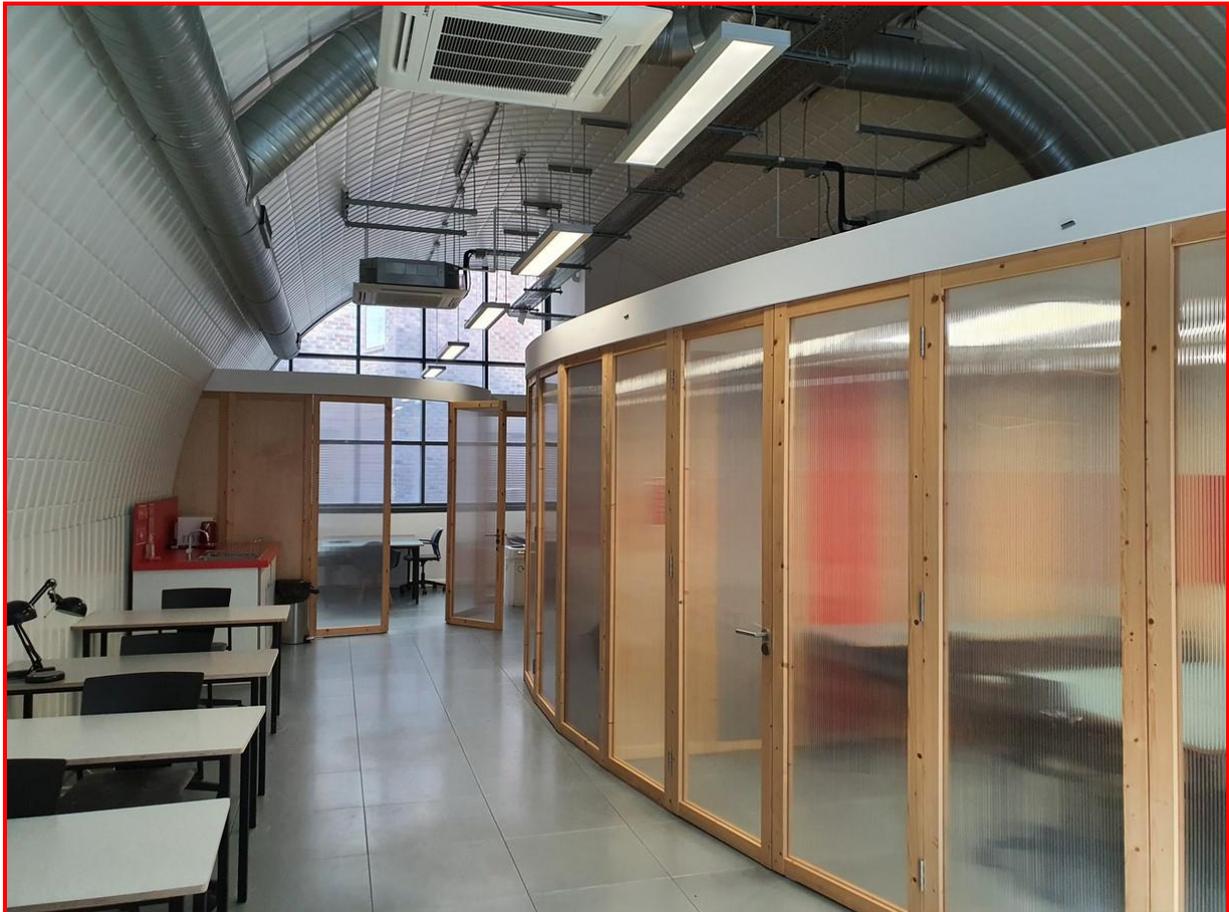
COMMERCIAL

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54 BOROUGH HIGH STREET
LONDON BRIDGE
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FITTED STUDIO OFFICE TO LET IN CREATIVE BUSINESS COMMUNITY



**1 SPARE STREET, LONDON SE17 3EP
APPROX. 1,250 SQ FT (116 SQ M)**

LOCATION

Spare Street is located just off Walworth Road within walking distance of the transport hub at Elephant & Castle, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central and outer London. Kennington Underground station (Northern line) is also within a short walk.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

DESCRIPTION

Comprises a refurbished rail arch providing a self-contained studio office unit. Available furnished the premises are arranged as four rooms plus side desk space, kitchen point and two w.c.s (inc. DDA compliant).

Spare Street is a row of similar arches, operated by Hotel Elephant as a creative business community plus on site coffee shop.

1 SPARE STREET, SE17

AMENITIES

- Air conditioning and fresh air ventilation
- LED lighting
- Metal flooring
- Fibre line
- Kitchen point
- Two W.C.s (inc. DDA)
- Glazed at each end providing excellent natural light
- Fully furnished



TERMS

New lease on terms by arrangement.

RENT

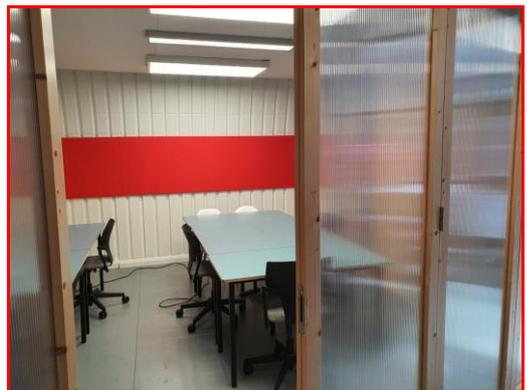
£54,000 per annum, exclusive. VAT is applicable.

BUSINESS RATES

The unit is split into five separate assessments with a total Rateable Value of £20,600, therefore the overall rates payable 2023/24 are approx. £10,115.

ENERGY PERFORMANCE

EPC Asset Rating = 35 (Band B).TBA



For further details please contact :

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1 SPARE STREET – LOCATION PLAN

