

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

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

## ATTRACTIVE CHARACTER OFFICE BUILDING TO LET



### 4 LEATHERMARKET STREET, LONDON SE1 3HN (OFF BERMONDSEY STREET) APPROX. 3,000 sq ft (278.7 sqm)

#### LOCATION

Leathermarket Street is a quiet road located just off the vibrant and popular Bermondsey Street and within a short walk of the redeveloped London Bridge mainline and Underground stations, together with the attractions of the Borough Market and Bankside localities. The property overlooks the landscaped Leathermarket Gardens.

Recent and on-going major regeneration has transformed this area into one of London's most sought after business, leisure and residential destinations.

#### DESCRIPTION

Comprises an attractive period former warehouse building converted to provide office accommodation over ground and two upper floors plus useable loft space. The three floors each provide a main open plan area, with meeting rooms on the second and a w.c. on each level (one with shower), together with Kitchen point on the ground and second floor. The attic loft space is useable as storage or staff break out area.

The overall floor area is approximately 3,000 sq ft (278.7 sqm).

Own street level entrance, with stairs to the upper floors.



# 4 LEATHERMARKET STREET

## AMENITIES

Amenities for the building include:

- Gas central heating
- Recessed LED spotlighting
- Perimeter trunking
- Solid timber flooring and exposed wood columns throughout
- Fully equipped kitchen(s)
- Male and female w.c.s and shower
- Security alarm
- Excellent natural light

## TERMS

New lease on tenant's full repairing terms, length by negotiation.

## RENT

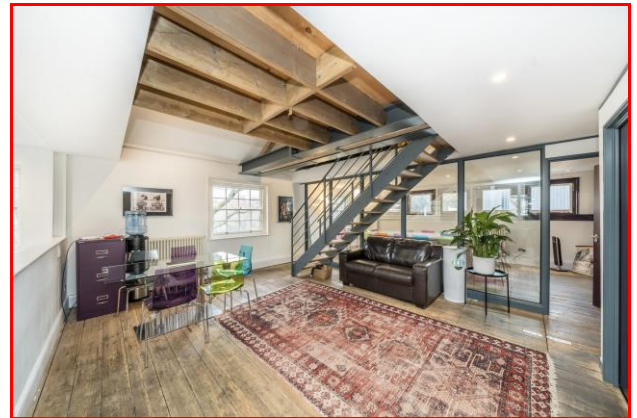
**£150,000 per annum.** Rent is exclusive of all outgoings.

## BUSINESS RATES

The Rates Payable for the year 2023/24 will be approx. £37,120. (Rateable Value is £72,500).

## ENERGY PERFORMANCE

Energy Performance Asset Rating = 61 (Band C).



## 4 LEATHERMARKET STREET – LOCATION PLAN



## FURTHER DETAILS

For further details please contact :

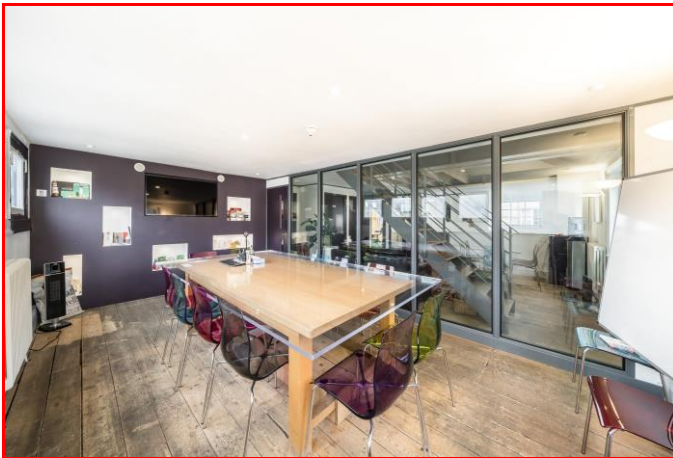
Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

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





## 4 LEATHERMARKET STREET



### Important Notice

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