

# FIELD & SONS

COMMERCIAL

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## SMALL OFFICE TO LET OPPOSITE BOROUGH MARKET

**3<sup>RD</sup> FLOOR REAR**

**51 BOROUGH HIGH  
STREET**

**LONDON SE1 1NB**

**APPROX. 212 SQ FT  
(19.7 SQ M)**



### LOCATION

The premises are excellently located being directly opposite Borough Market. The redeveloped London Bridge station is within a very short walk and the Underground (Jubilee and Northern lines) entrance is less than 50m away.

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity including 'The Shard' and 'News Building' developments at London Bridge.

### DESCRIPTION

Comprises a small office room at the rear of the third floor of this mid-terrace period building.

Access is via the communal ground floor entrance, with stairs leading to the upper floors.

The approx. net internal floor area is 212 sq ft (19.7 sqm).

Potentially suitable for a two to three person company or organisation.

# 3<sup>RD</sup> FLOOR REAR, 51 BOROUGH HIGH STREET

## SPECIFICATION

- Heating/cooling cassette
- Suspended ceiling with recessed LED lighting
- Perimeter trunking
- Newly carpeted in 2021
- Entryphone controlled access
- Security alarm
- W.C.s located in the common parts

## TERMS

New lease direct on flexible terms. Lease to be outside the Landlord & Tenant Act 1954.

## RENT

£9,540 per annum, exclusive of all outgoing.

## SERVICE CHARGE

Approx. £1,500 per annum.

## VAT

VAT applicable to the rent and service charge.

## BUSINESS RATES

The rateable value is £6,100, therefore qualifying small businesses will pay nil rates for the year 2023/24.

## ENERGY PERFORMANCE

EPC Asset Rating = 84 (Band D).

## FURTHER DETAILS

For further details please contact :

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51 BOROUGH HIGH STREET – LOCATION PLAN

