

FIELD & SONS

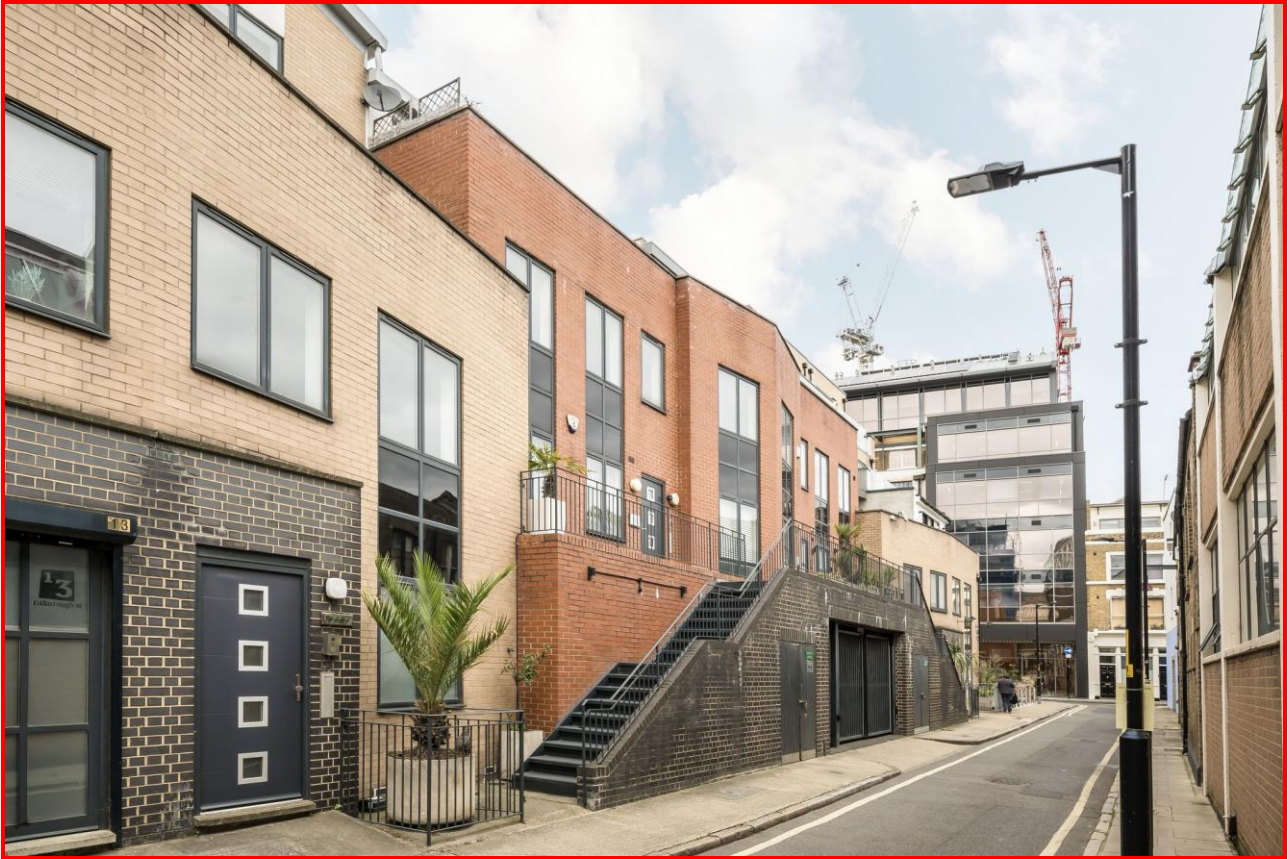
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

SMALL OFFICE TO LET



9 RISBOROUGH STREET, LONDON SE1 0HF APPROX. 650 SQ FT (60.38 SQM)

LOCATION

Located in the rejuvenated Bankside area, the premises comprise a small mixed use building situated just off Union Street, close to the junction Great Suffolk Street.

Excellent transport links as the redeveloped London Bridge station, together with Waterloo, Borough Underground (Northern line) and Southwark Underground (Jubilee line) are all within a short walk.

The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and the Millennium Footbridge.

DESCRIPTION

The available accommodation comprises the first floor office, providing an open plan space with tea point and W.C on the stair landing.

Access is via the entryphone controlled communal entrance, with stairs to the upper floors.

Approximately 650 sq ft (60.4 sqm).

9 RISBOROUGH STREET SE1

AMENITIES

- Gas central heating
- Suspended ceiling
- Recessed Cat II lighting
- Perimeter trunking
- Tea point and W.C. on landing

TERMS

New lease on terms by arrangement, outside the Landlord & Tenant Act.

RENT

£20,000 per annum, exclusive of all outgoing.

BUSINESS RATES

To be re-assessed but estimated to be approx. £9,500 payable for the year 2023/24.

SERVICE CHARGE

Currently approx. £1,200 per annum.

ENERGY PERFORMANCE

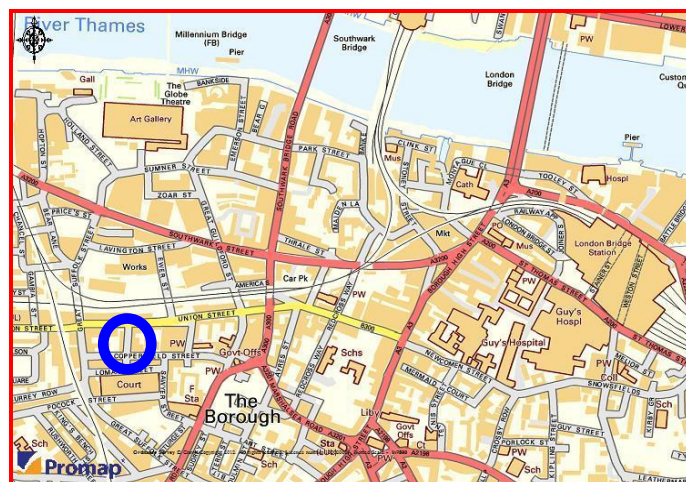
To be assessed.



FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



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