

FIELD & SONS

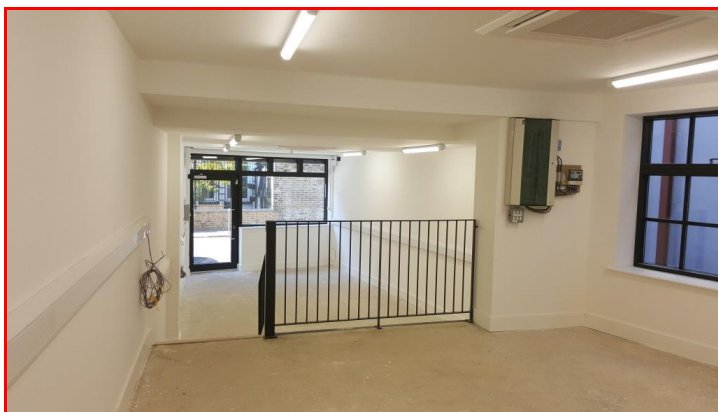
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

MODERN GROUND FLOOR OFFICE TO LET



PRE-FITOUT PHOTOGRAPHS



47B GREAT GUILDFORD STREET, LONDON SE1 0ES APPROX. 1,062 SQ FT (98.7 SQM)

LOCATION

The property is located on the east side of Great Guildford Street, between the junctions with Southwark Bridge Road and Union Street. The redeveloped London Bridge station (mainline, Jubilee and Northern lines) and Borough Underground (Northern line) are within a short walk and the property is also 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 an office unit on the ground floor and part lower ground of this small mixed use courtyard development, newly created in 2018.

Arranged as the front main space plus smaller office to the rear and two w.c.s, together with a small lower ground space at the rear, providing the kitchen/break out area.

Excellent natural light from the front and side windows. Access is via the main entrance direct from street level but the premises also has a door to the rear opening to the lovingly restored gated courtyard.

47B GREAT GUILDFORD STREET, LONDON SE1

AMENITIES

- Cassette heating/cooling
- Perimeter trunking
- Ceiling mounted LED lighting
- Part wood effect and part carpeted floor coverings
- Two w.c.s.
- Fully equipped kitchen point and break space in lower ground
- Fibre line
- Electric security shutter to the frontage
- Security alarm
- Video entryphone



ACCOMODATION

The approximate net internal floor areas are :

Ground Floor : 851 sq ft (79.0 sqm)
Basement : 211 sq ft (19.6 sqm)

TERM

New lease by arrangement.

RENT

£50,000 per annum, exclusive of all outgoings. VAT is not applicable.

SERVICE CHARGE

Approximately £2,875 per annum.

BUSINESS RATES

Approximately £17,922 payable for the year 2023/24 (the Rateable Value being £36,500).

ENERGY PERFORMANCE

EPC Asset Rating = 68 (Band C)

47B GREAT GUILDFORD 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

www.fieldandsons.biz



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.