

# REFURBISHED SMALL OFFICE SUITE TO LET CLOSE TO BOROUGH MARKET



## 1 ST MARGARETS COURT 62 BOROUGH HIGH STREET, LONDON SE1 1XF APPROX. 567 SQ FT (52.7 SQM)

### LOCATION

The property is prominently located on Borough High Street between the junctions with Union Street and Southwark Street, within a short walk of the redeveloped London Bridge station and Underground and very close to the popular Borough Market/Bankside locality.

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

### DESCRIPTION

The available accommodation comprises the second floor office suite in this mid-terrace building.

Arranged as three inter-connected open plan rooms.

Access is via the ground floor entrance from St Margarets Court with stairs to the upper floors.

Two W.C.s (one with shower) are located on the stair landings, together with a communal kitchen on the third floor and a small waiting area on the first floor.

# 1 ST MARGARETS COURT, LONDON SE1

## ACCOMMODATION

Second Floor : 567 sq ft (52.7 sqm).

## AMENITIES

- Gas central heating
- Wood flooring
- Recessed spot lighting
- Perimeter trunking
- Entryphone controlled access
- Two w.c.s (one with shower)
- Communal kitchen



## TERMS

New lease on terms by arrangement.

## RENT

**£22,680 per annum, exclusive**

## BUSINESS RATES

Second Floor Rateable Value is £16,500 so approx.  
£8,234 payable for the year 2023/24.

## SERVICE CHARGE

Currently approx. £7,000 per annum.

## ENERGY PERFORMANCE

EPC asset rating = 60 (Band C).



## FURTHER DETAILS

For further details please contact :

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62 BOROUGH HIGH STREET – LOCATION PLAN



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