

FIELD & SONS

COMMERCIAL

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54 BOROUGH HIGH STREET
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SMALL ECONOMIC OFFICE TO LET



151 BOROUGH HIGH STREET, LONDON SE1 1HR APPROX. 510 SQ FT (47.4 SQM)

LOCATION

The property is prominently located on Borough High Street at the corner of the junction with Newcomen Street, close to London Bridge station and the popular Borough Market/Bankside locality.

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

DESCRIPTION

The available accommodation comprises the first floor office within this period end terrace building which also includes a ground floor retail unit and residential flat over the second and third floor.

Comprises two office rooms together with own separate kitchen and w.c. plus additional w.c. in the ground floor hallway. Accessed via the entrance from Newcomen Street, with stairs to the upper floors, shared with the flat.

The approximate net internal floor area is : 510 sq ft (47.4 sqm).

151 BOROUGH HIGH STREET, LONDON SE1

SPECIFICATION

- Suspended ceiling with recessed Cat. II lighting
- Perimeter trunking
- Excellent natural light
- Own kitchen point and w.c.s
- Video entryphone controlled access
- Requires refurbishment

TERMS

The office is available by way of a new lease for a term by arrangement.

RENT

£16,575 per annum, exclusive of all outgoings.

BUSINESS RATES

The Rateable Value is £13,000 and therefore the full business rates payable for the year 2018/19 are approx. £6,487. Small business rates relief may apply, interested parties are advised to contact Southwark Council for further details.

SERVICE CHARGE

Currently approx. £1,500 (inc. insurance).

VAT

VAT is applicable to rent and service charge.

ENERGY PERFORMANCE

EPC asset rating = 105 (Band E).

FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



151 BOROUGH HIGH STREET – LOCATION PLAN



Important Notice

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