

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

OFFICE BUILDING/FLOORS TO LET OPPOSITE BOROUGH MARKET



GEORGE HOUSE 83 BOROUGH HIGH STREET, SE1 1NH 1,720 – 5,252 SQ FT (159.8 – 487.8 SQ M)

LOCATION

George House is prominently located on Borough High Street, close to the junction with Southwark Street. London Bridge Underground station (Jubilee and Northern lines) is just to the north. The redeveloped mainline station itself is also within a short walk and the highly popular Borough Market is directly opposite.

DESCRIPTION

Comprises office accommodation over first to third floor plus ground floor entrance and basement storage. Each floor provides a mix of open plan and meeting rooms plus kitchen/breakout area on all three levels. W.C.s are located on the stair landings of each floor.

The landlord is prepared to undertake refurbishment works to an incoming tenant's reasonable specification, subject to terms agreed by negotiation.

GEORGE HOUSE, 83 BOROUGH HIGH ST

ACCOMMODATION

First Floor	1,720 Sq Ft (159.8 Sq M)
Second Floor	1,765 Sq Ft (163.8 Sq M)
Third Floor	1,767 Sq Ft (164.2 Sq M)
Total	5,252 Sq Ft (487.8 Sq M)

AMENITIES

- Air conditioning
- Passenger lift
- Accessible raised floor with floor boxes
- Suspended ceiling with recessed LED lighting
- Kitchen in each floor
- WCs on stair landings
- Available with or without in situ furniture

TERMS

Available as a whole or on a floor by floor basis.

New lease/s on terms by arrangement.

RENT

On application.

BUSINESS RATES

Approximately £18.50 per sq ft,

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 47 (Band B).

FURTHER DETAILS

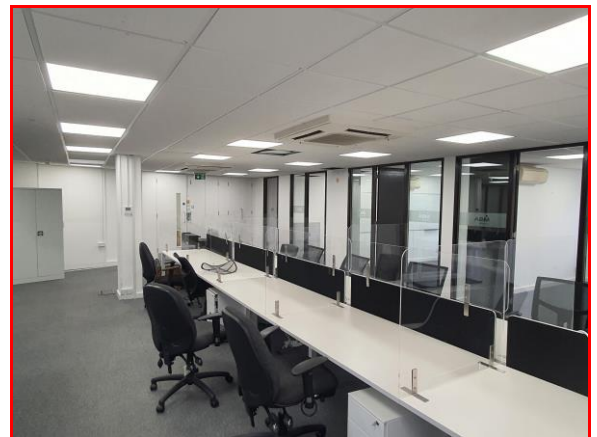
Please contact Joint Agents :

FIELD & SONS
COMMERCIAL

Ben Locke or Nigel Gouldsmith
T 020 7234 9639
E com@fieldandsons.co.uk
www.fieldandsons.biz

Susskind.

Adam Noble or Elle Whayman
T 020 7831 8311
E hello@susskind.london
www.susskind.london



GEORGE HOUSE – LOCATION PLAN



Important Notice

The Joint Agents 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 the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.