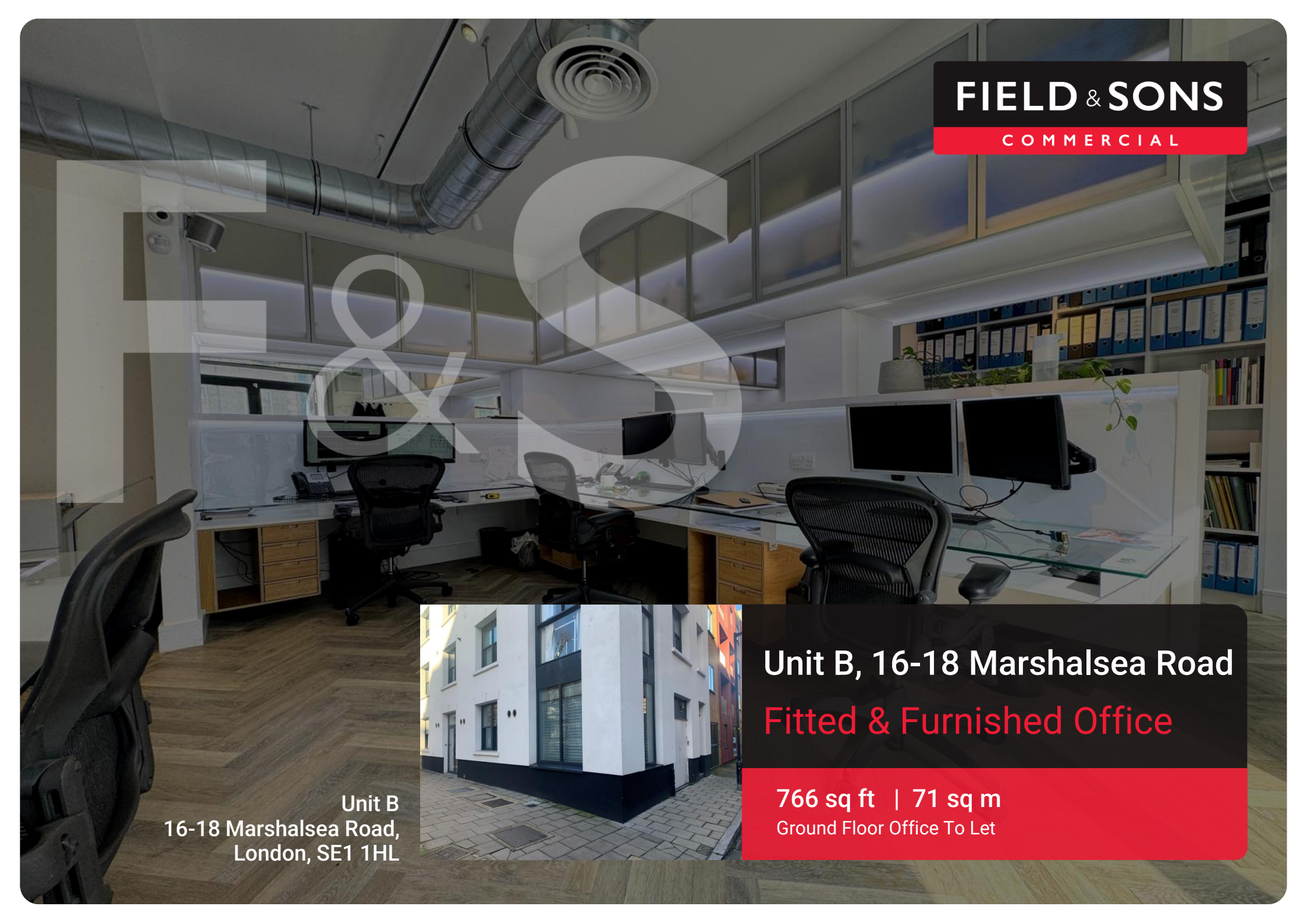




FIELD & SONS

COMMERCIAL

Unit B
16-18 Marshalsea Road,
London, SE1 1HL



Unit B, 16-18 Marshalsea Road
Fitted & Furnished Office

766 sq ft | 71 sq m
Ground Floor Office To Let

Unit B, 16-18 Marshalsea Road

Fitted & Furnished Office

Location

Located on the northern side of Marshalsea Road, just to the west of the junction with Borough High Street and within 125m of Borough Underground station (Northern line). The redeveloped London Bridge station is also within a short walk and the property is 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

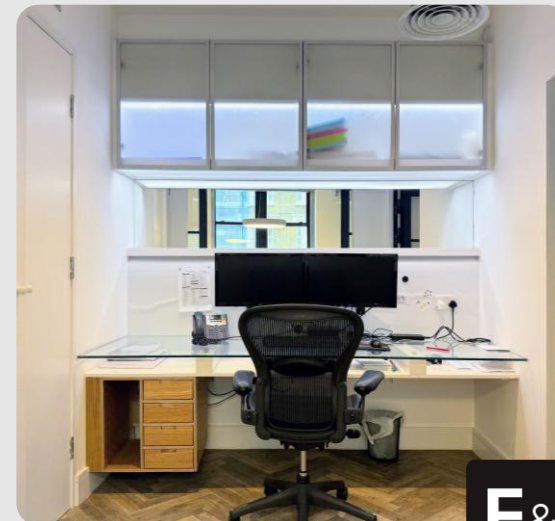
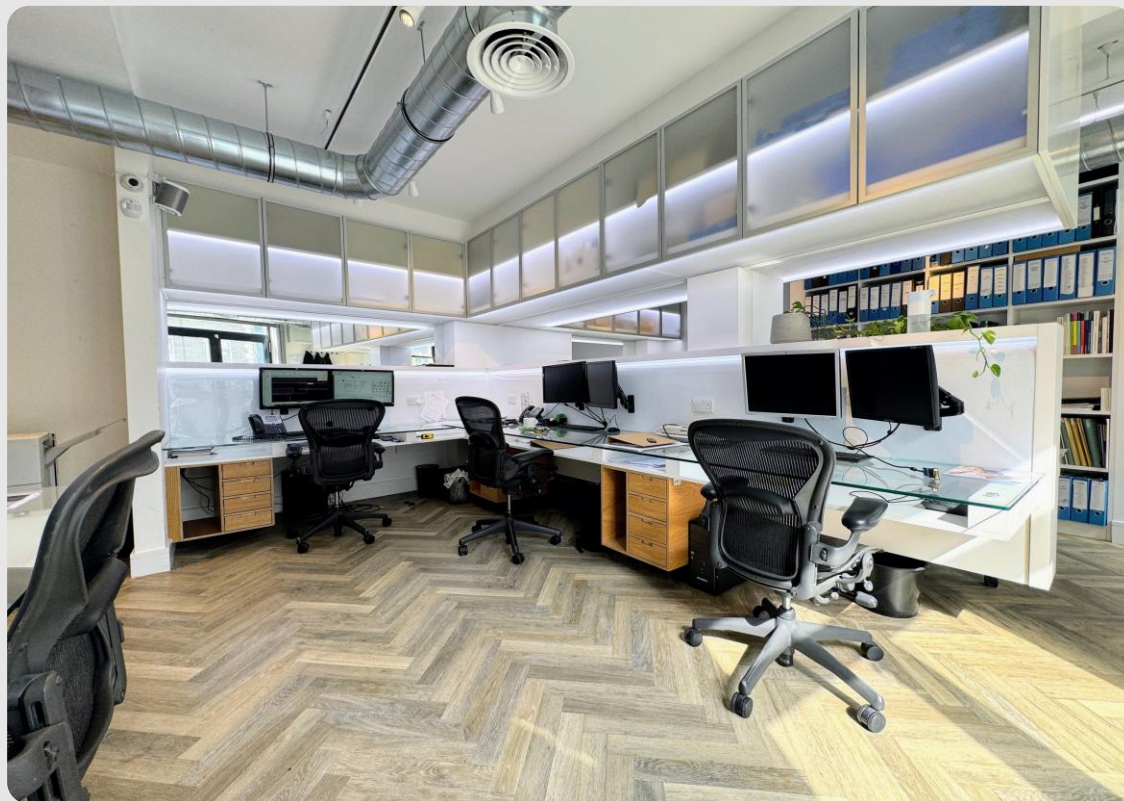
Comprises a self-contained ground floor office with own entrance from street level, forming part of this attractive modern mixed-use building with residential apartments above.

Unit B was fully refurbished in 2019 to a very high contemporary standard to provide an architecturally designed studio office arranged as a main work space, meeting room, galley kitchen, male and female w.c. plus shower.

Available fully equipped and furnished, providing plug & play accommodation ready for work from day one.

Availability

Ground floor : 766 sq ft (71 sq m).



Unit B, 16-18 Marshalsea Road

Fitted & Furnished Office

Amenities

Fitted and furnished 'plug & play, amenities for the unit include :

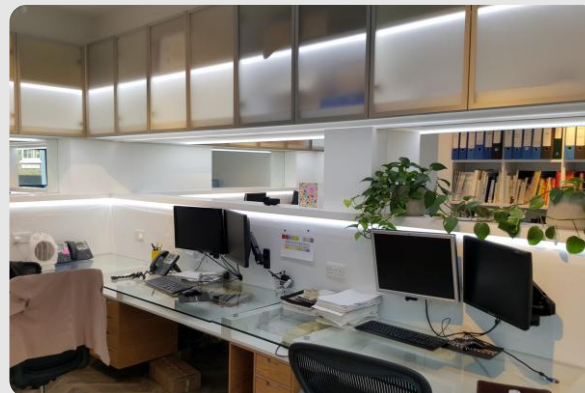
- Air Conditioning and fresh air venting
- Mixture of LED spotlighting, pendant and recessed panel lighting
- Fibre optic broadband
- Perimeter trunking
- Solid wood floors
- 2 WC's and Shower
- Fully equipped kitchen
- Security alarm
- Electric security shutters
- Built in storage

Terms

New lease direct on terms by negotiation.

Rent

£30,000 per annum, exclusive. VAT applicable.



Unit B, 16-18 Marshalsea Road

Fitted & Furnished Office

Business rates

Approx. £12,725 payable for the year 2025/26 (the Rateable Value being £25,500).

Service charge

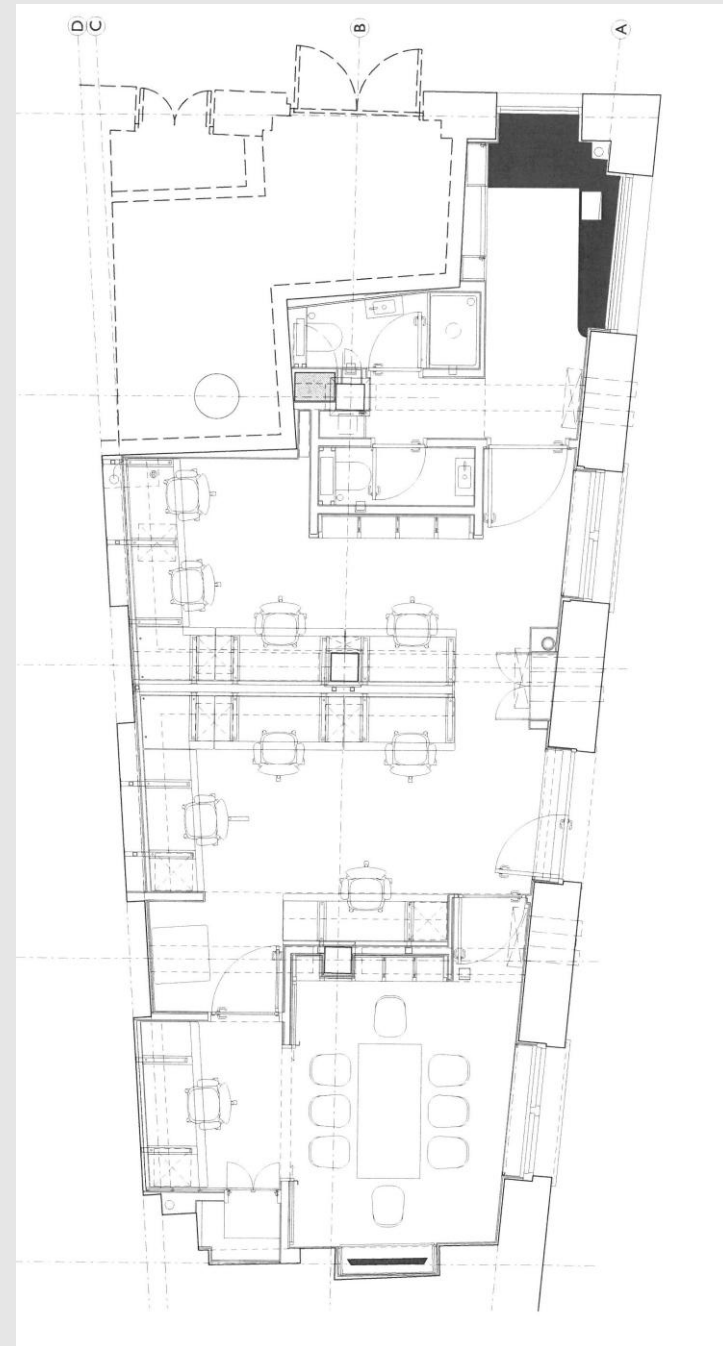
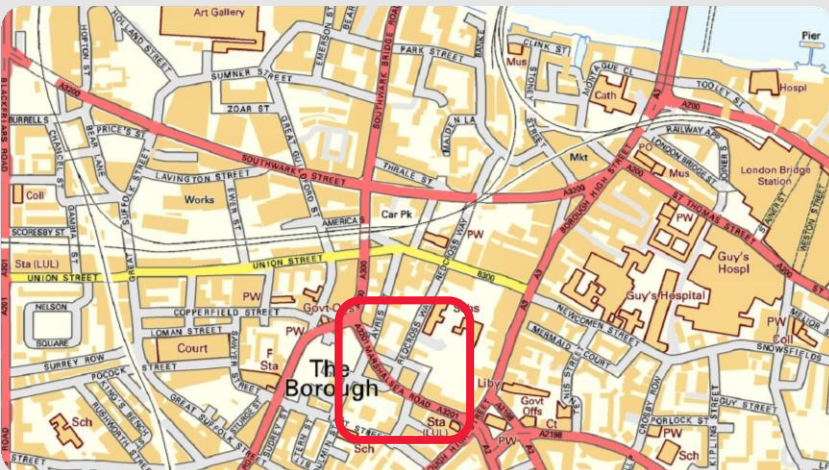
To be advised.

Energy performance

EPC Asset Rating = 31 (Band B).

Address

Unit B
16-18 Marshalsea Road
London SE1 1HL



Unit B, 16-18 Marshalsea Road

Fitted & Furnished Office



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