

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

FOURTH FLOOR OFFICE/BUSINESS UNIT TO LET



54-58 TANNER STREET, LONDON SE1 3PH APPROX. 1,200 SQ FT (111.48 SQM)

LOCATION

Located on the corner of Tanner Street and Pope Street, the premises are just off Tower Bridge Road and close to the popular and vibrant Bermondsey Street.

The immediate local area provides high quality residential property with numerous office and retail buildings together with bars, cafes and restaurants. The redeveloped London Bridge mainline and underground stations with entrance/exit on St Thomas Street is within a short walk, as are the high profile schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

DESCRIPTION

Comprises a studio style self-contained office/business unit on the fourth/top floor of this converted period warehouse building.

Arranged as a single open plan office with large meeting room plus kitchen point, store room, phone/call booth, shower and male and female w.c.s.

Accessed via the ground floor building entrance, with stairs leading to the upper floors.

The approximate net internal floor area is 1,200 sq ft (111.48 sqm).

Has most recently been used as office but could be suitable for a number of alternative uses under the E Use Class.

54-58 TANNER STREET

AMENITIES

- Gas central heating
- Mix of suspended linear uplighters and spotlighting
- Concrete flooring
- Surface power and data
- Excellent natural light
- Entryphone controlled access
- Meeting room and call booth
- Kitchen point
- Male & female w.c.s
- Shower



TERMS

Fully flexible lease term with landlord's standard lease document.

Three month rent deposit required.

RENT

£42,000 per annum, exclusive of all outgoings.

BUSINESS RATES

£13,348-25 payable for the year 2025/26.

SERVICE CHARGE

£3,000 per annum.

ENERGY PERFORMANCE

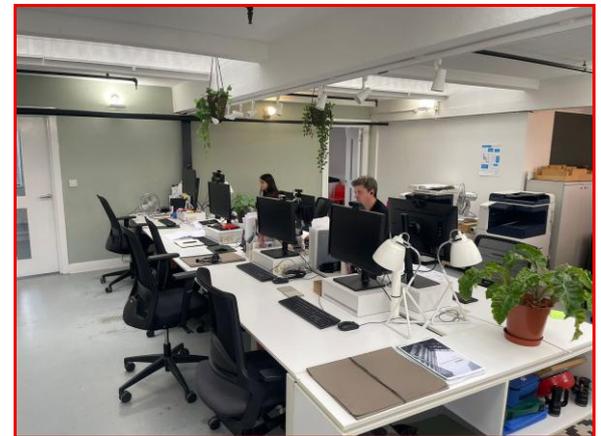
EPC Asset Rating = Band D.



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.

54-58 TANNER STREET LOCATION

