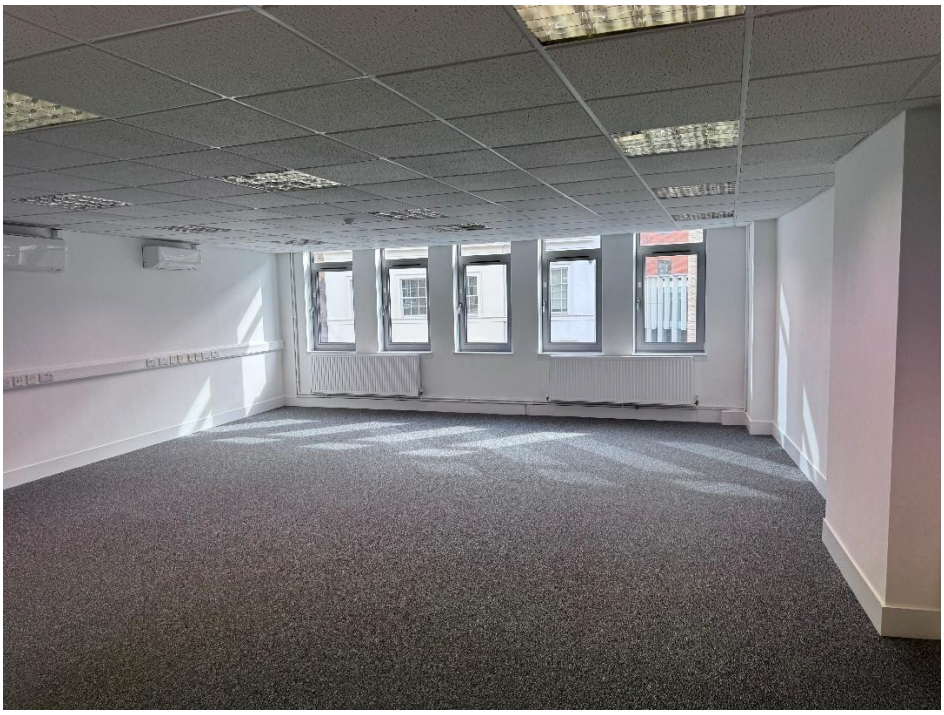
FIELD & SONS
COMMERCIAL
020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

SECOND FLOOR OFFICE SUITE TO LET CLOSE TO BOROUGH MARKET



80 BOROUGH HIGH STREET, LONDON SE1 1LL APPROX. 796 SQ FT (74 SQ M)

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 is the second floor of a mid-terrace commercial building, offering a bright open-plan office space with a convenient corner kitchen.

Access is via the communal ground floor entrance with stairs and passenger lift to the upper floors.

W.C.s are located on the stair half landings, with male and female facilities on alternate floors.

The approximate net internal floor area is: 796 sq ft (74 sqm).

80 BOROUGH HIGH STREET, LONDON SE1

AMENITIES

- Cooling cassettes
- Gas central heating
- Fully carpeted
- Suspended ceiling with recessed lighting
- Perimeter trunking
- Double glazing to windows fronting the High Street
- Passenger lift
- Entryphone controlled access





TERMS

New lease on terms by arrangement. Lease to be outside the Landlord & Tenant Act.

RENT

£21,890 per annum, exclusive of all outgoings.

BUSINESS RATES

The business rates payable are approx. £12,157 payable for the year 2026/27 (Rateable Value is £27,500)

SERVICE CHARGE

Current service charge is approx. £15,657 (inc. insurance).

ENERGY PERFORMANCE

EPC asset rating = 72 (Band C).

FURTHER DETAILS

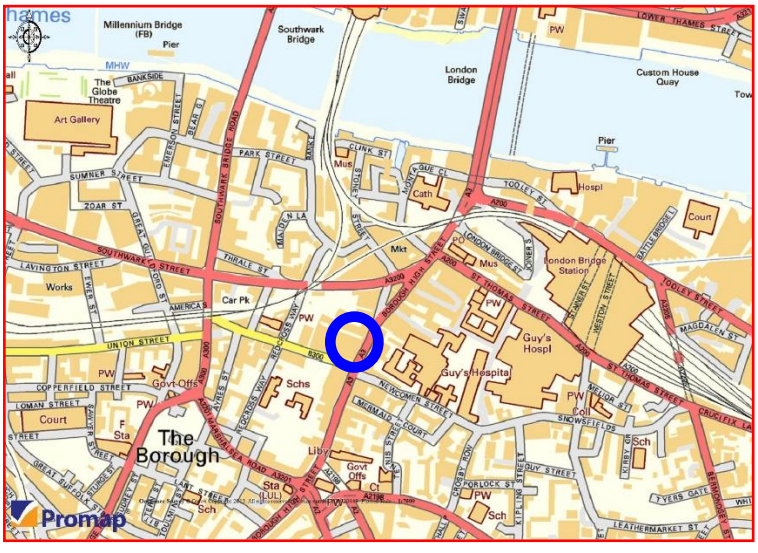
For further details please contact :

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E-mail : com@fieldandsons.co.uk

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FIELD & SONS
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80 BOROUGH HIGH STREET – LOCATION PLAN



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