



1st Floor, 11-15 Borough High Street, London SE1 9SE

TO LET

Fully Fitted Open Plan Office Space
Adjacent to London Bridge Station

**1,663 Sq Ft
(154 Sq M)**

1st Floor, 11-15 Borough High Street, London SE1 9SE

DESCRIPTION

A modern office building finished to a high specification with LG7 lighting, suspended ceiling, air conditioning, raised floors and floor to ceiling height windows. Situated on the first floor with a kitchenette and break out space, the building also offers a shower on each floor with cycle storage on the roof terrace with excellent views across London.

- ✓ Premium fully fitted air-conditioned office space
- ✓ 28 open plan desks plus internal meeting room
- ✓ Private kitchen and break out space
- ✓ Passenger lift
- ✓ Cycle racks and showers
- ✓ Leased fibre line installed



LOCATION

The property is prominently situated on the southern side of the junction between Borough High Street and London Bridge Street. In close proximity to London Bridge Station, Borough Market and the Shard. Ground floor unit is let to Pret A Manger.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st Floor	1,663	154
Total	1,663	154

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

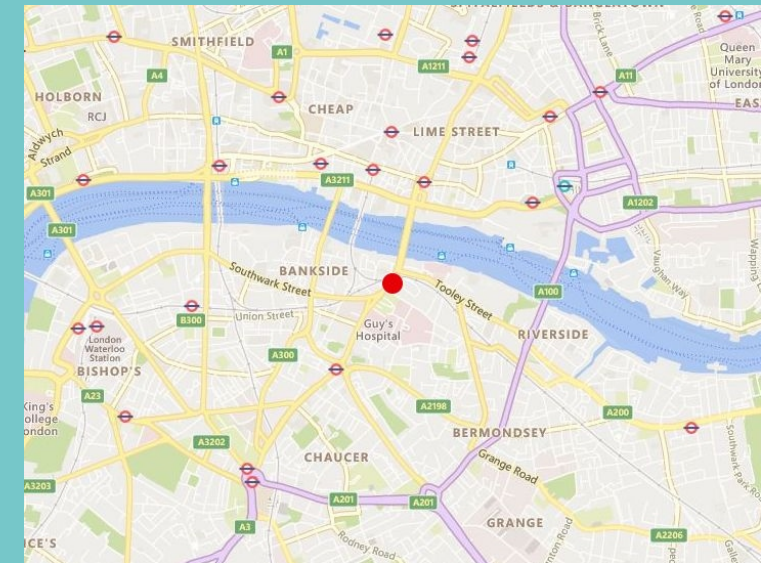
Available as fully fitted space on a managed basis at £19,400 pcm all inclusive, for a minimum term of 12 months.

EPC

EPC Rating: B



BOROUGH HIGH STREET, SE1



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VIEWING & FURTHER INFORMATION

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