

**FIELD & SONS**

COMMERCIAL



BOROUGH MARKET

PADELL

**Birrane House**  
2-4 Southwark Street,  
London, SE1 1TQ



**Birrane House**

**High Quality Office Suite**

**1,237 sq ft | 115 sq m**

4<sup>th</sup> Floor Refurbished Office To Let

# Birrane House

## High Quality Office Suite

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### Location

Birrane House occupies a prime Southbank location on the corner of Southwark Street and Bedale Street at the entrance to Borough Market, opposite London Bridge Station and Underground.

Being next to the Market there is a vast array of food and produce stalls, traditional restaurants and bars all moments from the premises.

### Description

The entire building has been comprehensively refurbished and provides premium high quality office accommodation over four floors.

Fourth floor available arranged as a main open plan space plus glazed meeting room, smaller private room plus fully equipped kitchen point.

Excellent natural light with sweeping panoramic views across the City.

Accessed via the ground floor reception hallway with stairs and passenger lift to the upper floors.

W.C.s and showers in the communal areas, including fully DDA compliant.

### Availability

Fourth floor : 1,237 sq ft (115 sq m).



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### Amenities

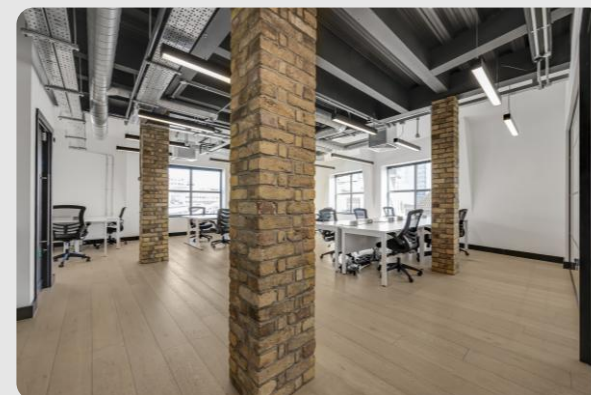
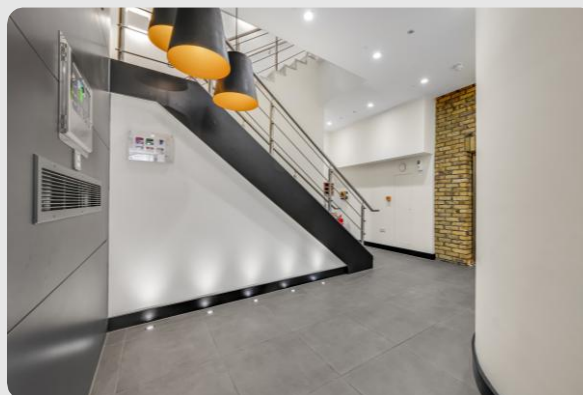
- Air conditioning
- Fresh air ventilation
- Suspended linear LED lighting
- Wood flooring
- Exposed services
- Meeting booth
- Passenger lift
- Excellent natural light
- W.C.s and showers in common parts
- DDA compliant
- Fully refurbished building
- Available fitted & furnished

### Terms

New lease direct on terms by negotiation.

### Rent

£92,775 per annum, exclusive. VAT applicable.



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### Business rates

Approx. £33,300 payable for the year 2025/26 (the Rateable Value being £60,000).

### Service charge

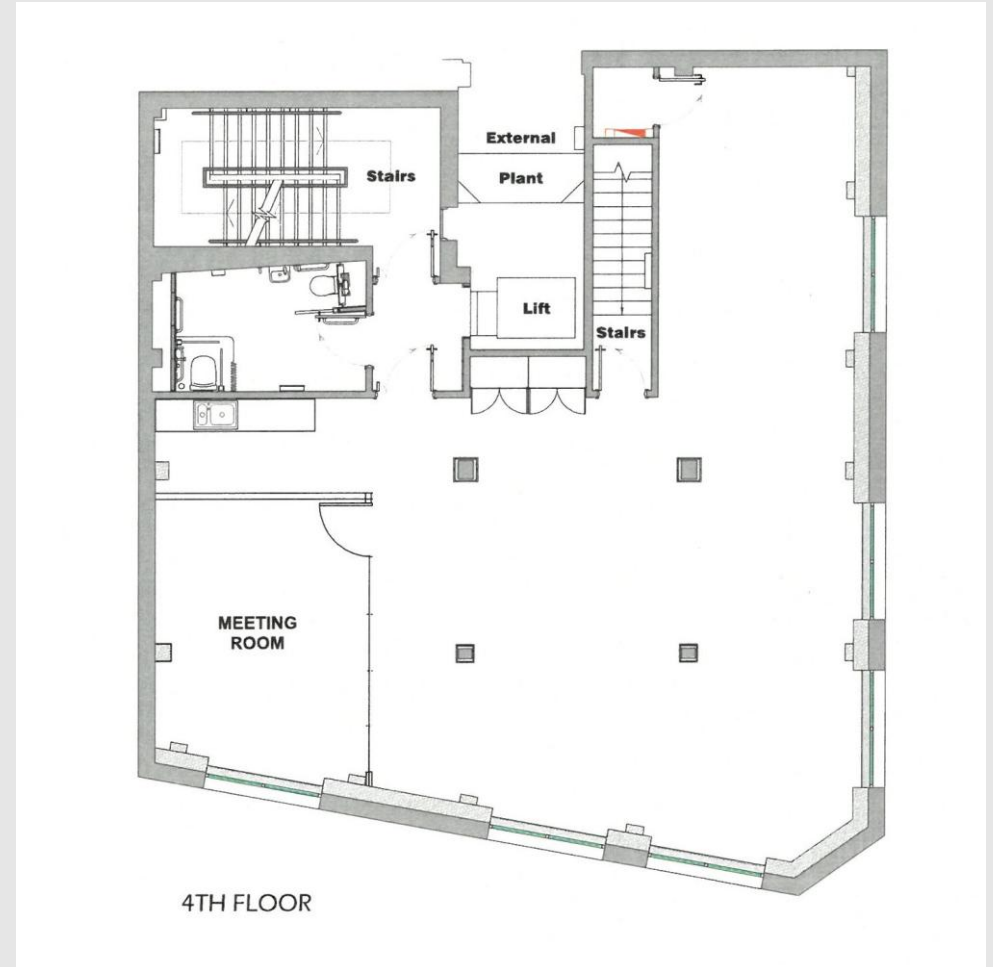
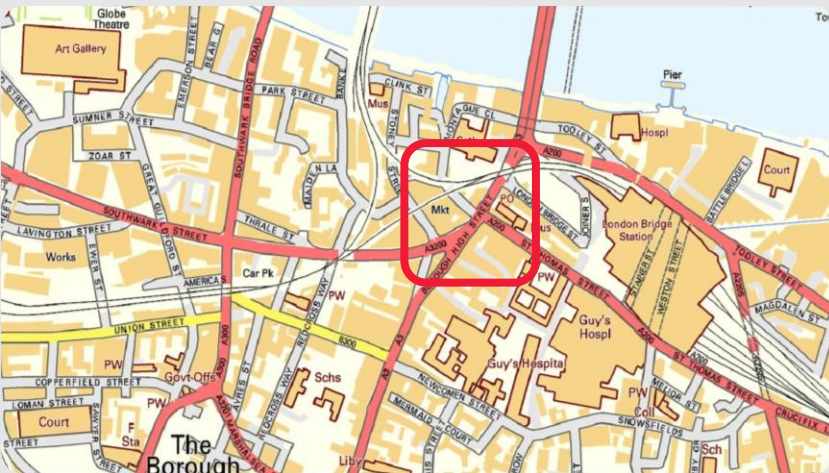
Approx. £16,777.31 per annum plus VAT.

### Energy performance

EPC Asset Rating = 44 (Band B).

### Address

Fourth Floor  
Birrane House  
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