

FIELD & SONS

COMMERCIAL

3 Risborough Street,
London, SE1 0HF



3 Risborough Street

Fitted & Furnished Office

1,409 sq ft | 131 sq m

Office To Let

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Location

Located in the rejuvenated Bankside area the premises comprise a small office building situated just off Union Street, close to the junction with Great Suffolk Street.

Excellent transport links as the redeveloped London Bridge station, together with Waterloo, Borough Underground (Northern line) and Southwark Underground (Jubilee line) all being within a short walk.

The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and Millennium Footbridge.

Description

Arranged over ground and first floor, connected by an internal stair, each floor provides an open plan space with the ground floor also having male & female wc.s, shower and kitchen point. Also includes a small private outside space at the rear.

Newly Fitted Option

As per the plans and images there is the possibility to change the layout and install two new meeting rooms (1 x 4 person and 1 x 10 person) on the ground floor allowing for break out space adjacent to the kitchen with the open plan first floor providing desks as currently fitted for up to 20 desks as shown on the photos.



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Amenities

- Heating/cooling system with Mitsubishi heat pumps
- Oak wood flooring
- Perimeter trunking, fully cabled for power (3 phase) and Cat. V
- Recessed LED lighting
- Fully equipped kitchen
- New w.c.s and shower
- Phone entry system
- Optional secure parking space
- Optional storage available at additional cost

Terms

New lease direct on terms by negotiation.

Rent

£65,000 per annum, exclusive. VAT applicable.

Accommodation

1,409 sq ft (131 sq m).



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Business rates

The rates payable for the year 2025/26 are approx. £19,710 (the Rateable Value being £39,500).

Service charge

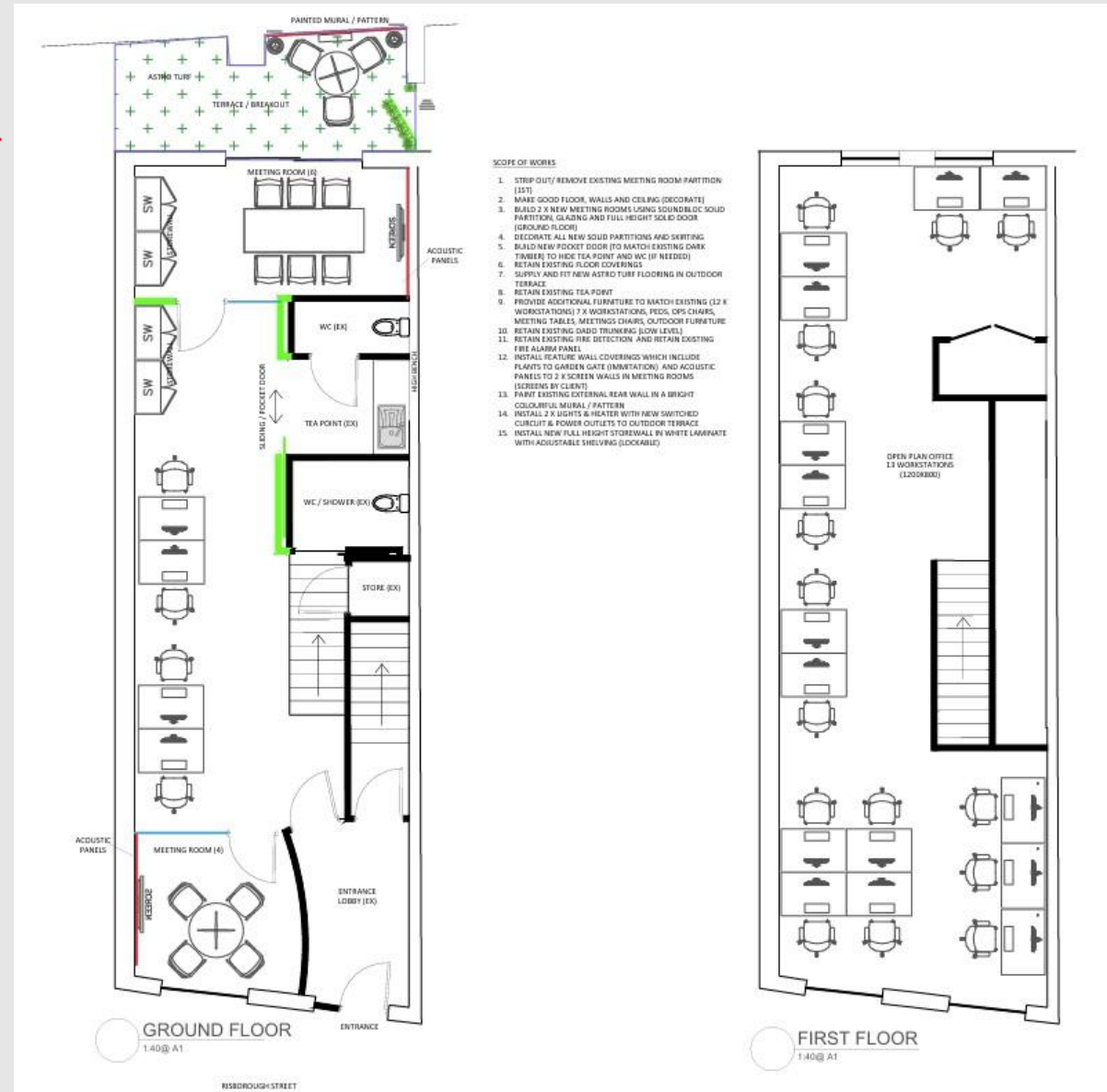
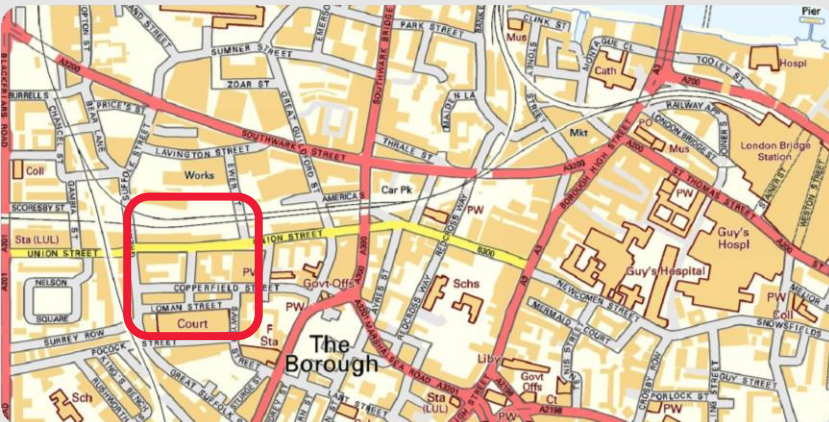
The current service charge payable is approx. £2,300 per annum.

Energy performance

EPC Asset Rating = 68 (Band C).

Address

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