



**FIELD & SONS**

COMMERCIAL



**60 Weston Street**

**Warehouse Style Office**

668 sq ft | 64 sq m

Lower Ground floor office to let



Lower Ground  
60 Weston Street  
London, SE1 3QJ

# 60 Weston Street

## Warehouse Style Office

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### Location

Studio Office suitable for a variety of uses under the E Class available in the lower ground floor of this attractive period former warehouse building moments from the redeveloped London Bridge mainline and Underground station, including the entrance on St Thomas Street which is less than 150 meters to the north of the property.

The various attractions of the popular Borough Market and Bankside localities are also within a short walk.

### Description

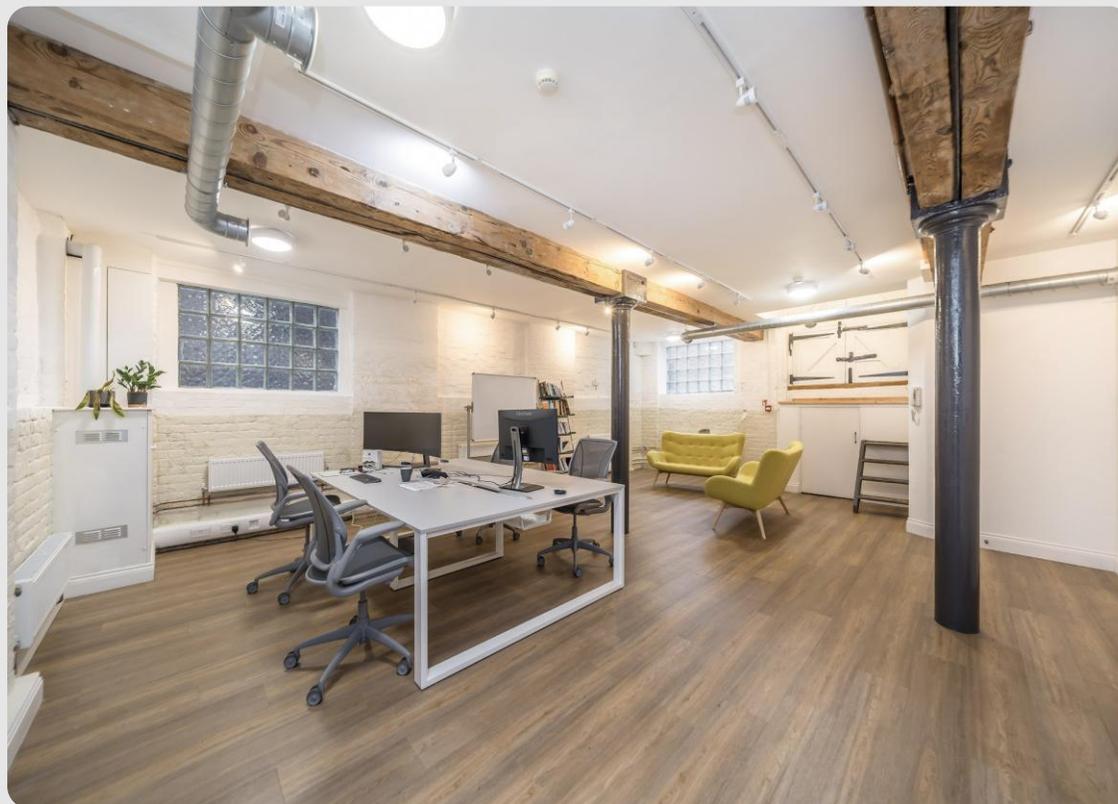
The accommodation is newly refurbished providing an open plan space with own kitchen point and W.C.

Access is via the communal ground floor entrance with stairs to the lower floor plus direct access from the front of the building from a hatch.

The approximate net floor area is: 668 sq ft (64 sqm).

### Amenities

- New boiler providing gas central heating
- Wood flooring
- New LED spot lights
- New perimeter trunking
- New fresh air ventilation system
- Redecorated
- Kitchen point and W.C.
- Moments from London Bridge station



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### Tenure

New direct lease on flexible terms.

### Rent

£24,000 per annum, exclusive. VAT not applicable.

### Business rates

The Rateable Value (£6,200) is below the threshold so qualifying small businesses will pay nil rates.

### Service charge

Approx. £2,500 per annum.

### Energy performance

EPC Asset Rating = 57 (Band C).

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