

FIELD & SONS

COMMERCIAL

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54 BOROUGH HIGH STREET
LONDON BRIDGE
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SE1 1XL

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SELF CONTAINED OFFICE/E CLASS BUILDING TO LET NEXT TO LONDON BRIDGE UNDERGROUND



**39-41 BOROUGH HIGH STREET, LONDON SE1 1LZ
APPROX. 1,596 SQ FT (148.4 SQM)**

LOCATION

The property is prominently located on Borough High Street adjacent to London Bridge Station and opposite Borough Market.

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 comprises the self-contained first, second and third floors in this attractive period mid-terrace building.

Access is via the ground floor self-contained entrance with stairs to the upper floors.

Each floor is currently configured as therapy rooms and A reception / waiting area on the first floor.

Potential for a variety of uses under the E Use Class including office, medical, clinic, creative etc.

39-41 BOROUGH HIGH STREET

ACCOMMODATION

First Floor: 593 sq ft (55.1 sqm).
Second Floor 446 sq ft (41.5 sqm).
Third Floor: 557 sq ft (51.8 sqm)
Total: 1,596 sq ft (148.4 sqm)

AMENITIES

- Gas central heating
- Excellent natural light with large windows at the front and rear on every floor
- Vinyl flooring throughout
- Suspended ceiling with recessed spotlighting
- Entryphone

TERMS

New lease of the whole available on terms by arrangement.

RENT

£75,000 per annum,

BUSINESS RATES

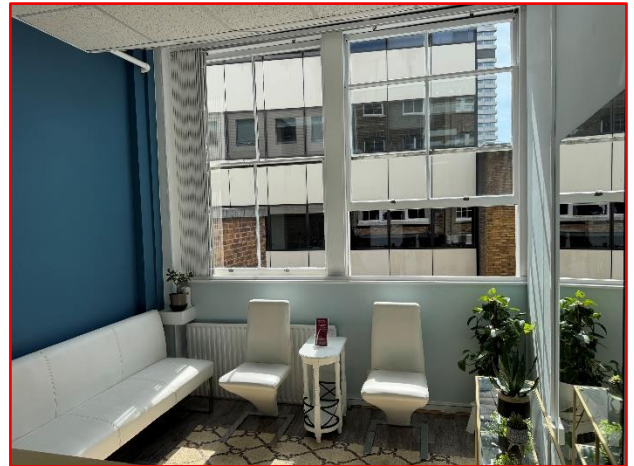
£23,328 payable for the year 2025/25 (Rateable Value £46,750).

SERVICE CHARGE

TBC

ENERGY PERFORMANCE

To be assessed.



FURTHER DETAILS

For further details please contact :

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39-41 BOROUGH HIGH STREET – LOCATION PLAN



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