



TO LET

**101 Borough High Street,
London, SE1 1NL**

4,494 sq ft

Rare opportunity to
occupy a fully self-
contained period office
building in the heart of
one of London's most
vibrant commercial
districts

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Description

101 Borough High Street presents a rare opportunity to occupy a fully self-contained period office building in the heart of one of London's most vibrant commercial districts. Extending to 4,494 sq ft across basement, ground, and three upper floors, the property combines classic architectural character with excellent natural light and generous ceiling heights.

The building features an array of elegant period details, including decorative wall panelling, original fireplaces, large sash windows, and a striking traditional staircase—all contributing to a sense of heritage and distinction. Currently undergoing refurbishment works to enhance and modernise the ground floor while preserving the building's historic charm, creating a workspace that feels both impressive and welcoming.

The upper floors benefit from expansive front-facing windows that maximise daylight and provide engaging views over Borough High Street. The rooms are well-proportioned, offering flexible layouts suitable for a variety of occupier needs—from creative studios and design firms to professional practices seeking a distinctive HQ setting.

With its own dedicated entrance, this is a truly self-contained headquarters-style building, ideal for companies seeking identity, autonomy and a strong presence in a thriving London location.



Key points

- 4,494 sq ft self-contained office building
- Prominent frontage on Borough High Street
- Bright and spacious floorplates with generous ceiling heights
- Excellent natural light on upper floors overlooking Borough High Street
- Recently refurbished interiors offering a balance of heritage character and modern usability
- Beautiful period features throughout
- Moments from Borough Market, London Bridge, and extensive local amenities
- Outstanding transport connectivity via Borough Tube Station (Northern Line) and London Bridge Station (Jubilee, Northern, National Rail)



Location

Positioned on the bustling Borough High Street, this self-contained office building enjoys a prime spot in one of London's most vibrant and character-filled districts. Just moments from the iconic Borough Market, the area is alive with restaurants, artisan cafés, bars, and independent retailers—offering an unbeatable blend of business convenience and lifestyle appeal.

Set amongst historic architecture and a thriving professional community, the building provides an impressive address for any organisation seeking both prestige and connectivity in the heart of London Bridge's dynamic commercial hub.

Connectivity is exceptional.

Borough Underground Station (Northern Line) is only a 2-minute walk, giving fast access across central London.

London Bridge Station—serving the Northern and Jubilee lines as well as National Rail—is just 5 minutes on foot, providing direct links to the City, Canary Wharf, the West End, and major commuter destinations.

Numerous bus routes run along Borough High Street, ensuring excellent surface transport coverage.

Transport Links



London Bridge 0.2 Miles



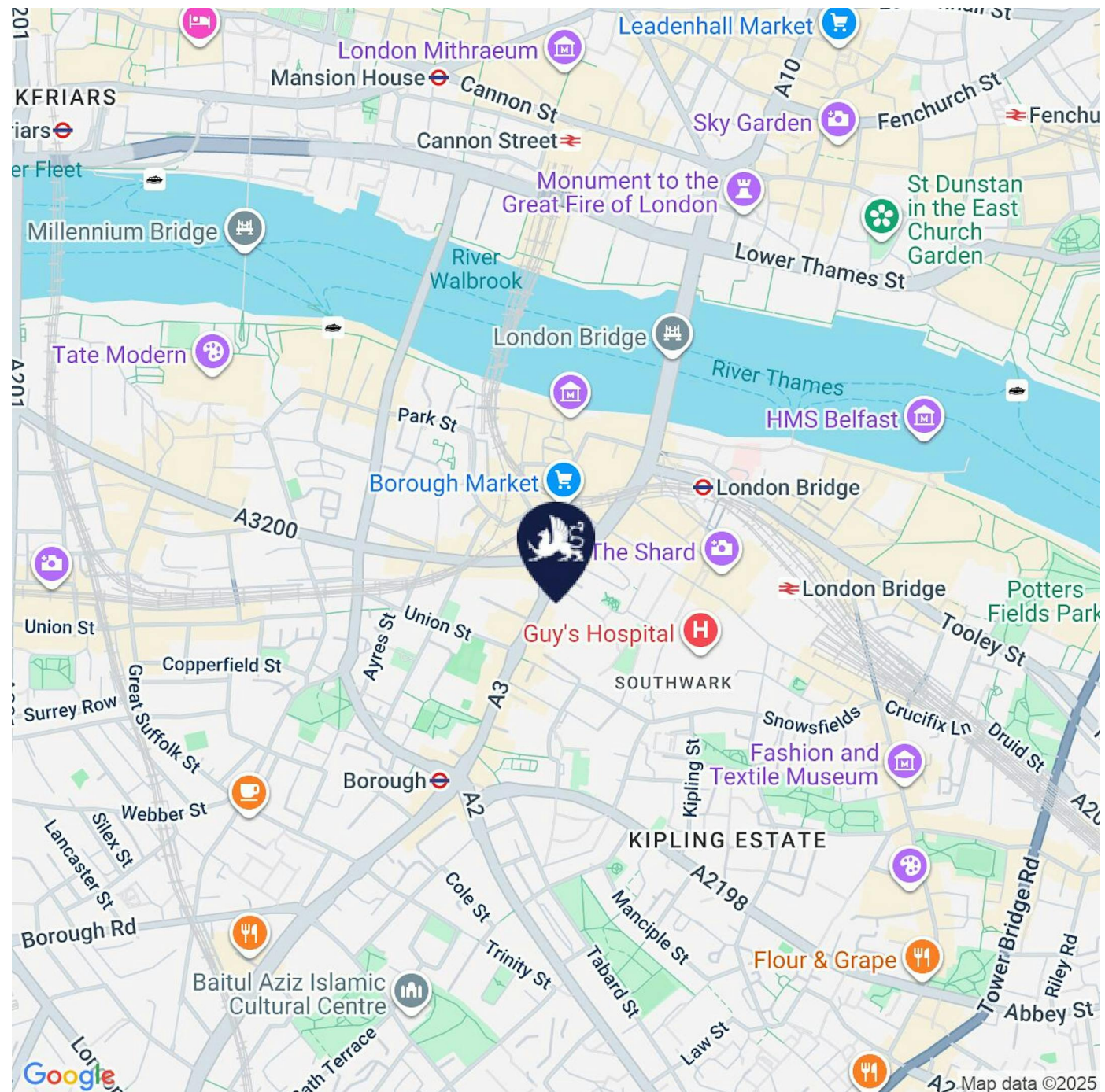
Borough 0.3 Miles



Monument 0.5 Miles



Cannon Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	654	60.76	Available
Ground	1,139	105.82	Available
1st	920	85.47	Available
2nd	901	83.71	Available
3rd	821	76.27	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£59,385 per annum
Service Charge	On application
VAT	On application
EPC	C (61)

Viewing & Further Information



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