



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Newly Refurbished Offices To Let

21 Borough High Street, London, SE1 9SE



- 1,351 Sq Ft (125.4 Sq M)
- Office suite to let opposite Borough Market
- Close to London Bridge Station
- Newly Refurbished

Lambert Smith Hampton

The Borough Suite, 8 St Thomas Street, London SE1 9RS T +44 (0)20 7198 2000

21 Borough High Street, London, SE1 9SE

Location



The property is situated in a prominent position on the corner of Borough High Street and St Thomas Street, directly opposite Borough Market and within a short walking distance to London Bridge mainline and underground station.

The offices are located within easy walking distance of some of London's best cultural attractions, including Borough Market, The Tate, Bermondsey Street, More London and the new Flat Iron Square.

Description

The available accommodation, which has recently undergone complete internal refurbishment, comprises three upper floors, with its own entrance at ground floor level from St Thomas Street and stairs to the floors above. The property provides the following specification:-

- Newly refurbished
- Kitchen
- WC & shower facilities

Accommodation	Sq Ft	Sq M
First Floor	556	51.6
Second Floor	440	40.9
Third Floor	355	32.9
TOTAL	1351	125.4

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Flexible terms by arrangement up to 5 years.

Rent

£35 per sq ft exclusive.

Business Rates

Approximately £15 per sq ft.

EPC Rating

E113.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Harry Gittoes

Lambert Smith Hampton

020 7198 2182

07711 767058

hgittos@lsh.co.uk

James Couse

Lambert Smith Hampton

020 7955 8416

07918 690558

jcouse@lsh.co.uk

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Smith
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