



AVAILABLE TO LET

11-15 Borough High Street, SE1

Fitted-Out, Furnished and Ready to Occupy!

DRON & WRIGHT

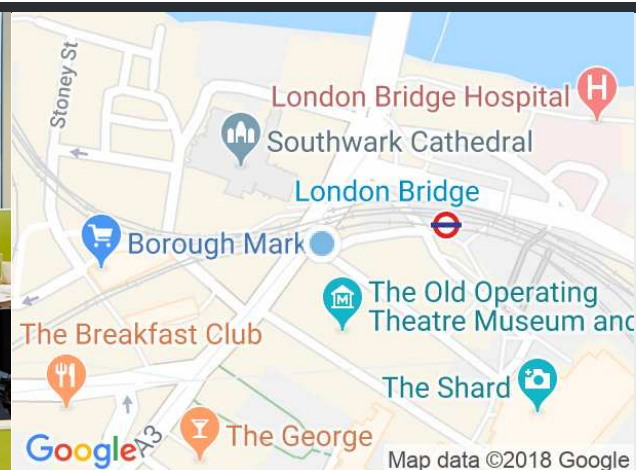
**Lambert
Smith
Hampton**

Office for rent, 1,574 sq ft, P.O.A

For more information visit <https://realla.co/m/30545-11-15-borough-high-street-se1-11-15-borough-high-street>

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High Quality Office Space Adjacent to London Bridge station

Located in the vibrant borough of Southwark, a location which is home to a wide range of occupiers, including a diverse base of young SME's who have chosen Southwark as a location, due to the excellent transport links, proximity to the City and excellent variety of retail, shops and leisure.

Situated opposite Southwark Cathedral and on the doorstep of the famous Borough Market, which offers a high quality organic farmers market Monday's to Saturdays.

Highlights

- Opportunity to acquire either:
- the 1st floor with high quality fit-out (cabled, 3x glass partitioned meeting rooms, 12 open plan workstations, kitchenette)
- Or
- the 2nd floor which is open plan (cabled, up to 32 workstations, kitchenette)
- Communal roof terrace with views of Southwark Cathedral
- Adjacent to London Bridge Station
- Directly opposite Southwark Cathedral and Borough Market

Property details

Rent	P.O.A
Est. S/C	£13.51 psf
Est. rates payable	£14.96 psf
Size	1,574 sq ft
VAT charges	The building is elected for the payment of VAT
Lease details	Based on a sub-lease for a term expiring June 2019, the quoting rent is £42.50 per sq ft, excl. Based on a new lease directly from the Landlord, the quoting rent is £57.50 per sq ft, excl.
EPC category	B

Floor	Size sq ft	Service charge psf	Rates psf	Notes
First	1,574	£13.51	£14.96	Fitted Out Floor - fully cabled, 12 open plan workstations, 3 glass partitioned meeting rooms, kitchenette
Second	1,574	£13.51	£14.96	Open Plan Floor - fully cabled, up to 32 open plan workstations, kitchenette

More information

[Visit microsite](#)

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Quote reference: 54229

By appointment only via joint sole agents, Dron & Wright and Lambert Smith Hampton