



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Creative Office Space To Let

47 - 49 Borough High Street, London, SE1 1NB



- 749 - 1,498 Sq Ft (70 - 140 Sq M)
- Opposite Borough Market
- Adjacent to London Bridge underground station
- Attractive office studio spaces

Lambert Smith Hampton

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

47 - 49 Borough High Street, London, SE1 1NB

Location



47 - 49 Borough High Street is located on the east side of Borough High Street, opposite the junction of Southwark Street and the entrance to Borough Market.

The offices are located within a short walking distance from some of London's best cultural attractions, including Borough Market, Shad Thames, Bermondsey Street, More London and the new Flat Iron Square, an exciting new food, bar and music venue.

The offices benefit from excellent transport communications being located a short walk from London Bridge mainline station and adjacent to the entrance of London Bridge underground station.

Description

The 2nd floor office has undergone a substantial refurbishment and includes a fitted meeting room and kitchenette.

The 3rd floor is available from February 2019, either "as seen" or refurbished.

Accommodation	Sq Ft	Sq M
Third Floor	749	70
Second Floor	749	70
TOTAL	1,498	140

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

New flexible FRI lease (s) direct from the Landlord.

The lease is to be contracted outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

Rent

£41,200 per annum (2nd Floor - refurbished)

£33,705 per annum (3rd Floor - unfurnished)

Service Charge

approx. £10,178 per annum (2nd Floor)

approx. £10,178 per annum (3rd Floor)

Business Rates

approx. £9,698 per annum (2nd Floor)

approx. £8,635 per annum (3rd Floor)

We advise interested parties to make their own enquiries with Southwark Council to clarify these figures.

EPC Rating

Available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

James Couse
Lambert Smith Hampton
0207 955 8416
07918 690 558
jcouse@lsh.co.uk

Harry Gittoes
Lambert Smith Hampton
020 7198 2182
07711 767 0658
hgittoes@lsh.co.uk

Nov 2018

**Lambert
Smith
Hampton**
020 7198 2000
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.