

# FIELD & SONS

COMMERCIAL

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## SMALL FIRST FLOOR OFFICE SUITE TO LET CLOSE TO BOROUGH MARKET



### 80 BOROUGH HIGH STREET, LONDON SE1 1LL APPROX. 775 SQ FT (71.9 SQM)

#### LOCATION

The property is prominently located on Borough High Street between the junctions with Union Street and Southwark Street, within a short walk of the redeveloped London Bridge station and Underground and very close to the popular Borough Market/Bankside locality.

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 first floor of this mid-terrace commercial building, arranged as a central office space plus three glass partitioned rooms and kitchen.

Access is via the communal ground floor entrance with stairs and passenger lift to the upper floors.

W.C.s are located on the stair half landings, with male and female facilities on alternate floors.

The approximate net internal floor area is : 775 sq ft (71.9 sqm).

# 80 BOROUGH HIGH STREET, LONDON SE1

## AMENITIES

- Cooling cassettes
- Gas central heating
- Fully carpeted
- Suspended ceiling with recessed lighting
- Perimeter trunking
- Double glazing to windows fronting the High Street
- Passenger lift
- Entryphone controlled access
- Available furnished or unfurnished



## TERMS

New lease on terms by arrangement. Lease to be outside the Landlord & Tenant Act.

## RENT

**£21,315 per annum**, exclusive of all outgoings.

## BUSINESS RATES

The Rateable Value is £25,250 and therefore the business rates payable for the year 2024/25 will be approx. £12,600.

## SERVICE CHARGE

Current service charge is approx. £15,500 (inc. insurance).

## ENERGY PERFORMANCE

EPC asset rating = 72 (Band C).



## FURTHER DETAILS

For further details please contact :

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## 80 BOROUGH HIGH STREET – LOCATION PLAN



## Important Notice

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