

# FIELD & SONS

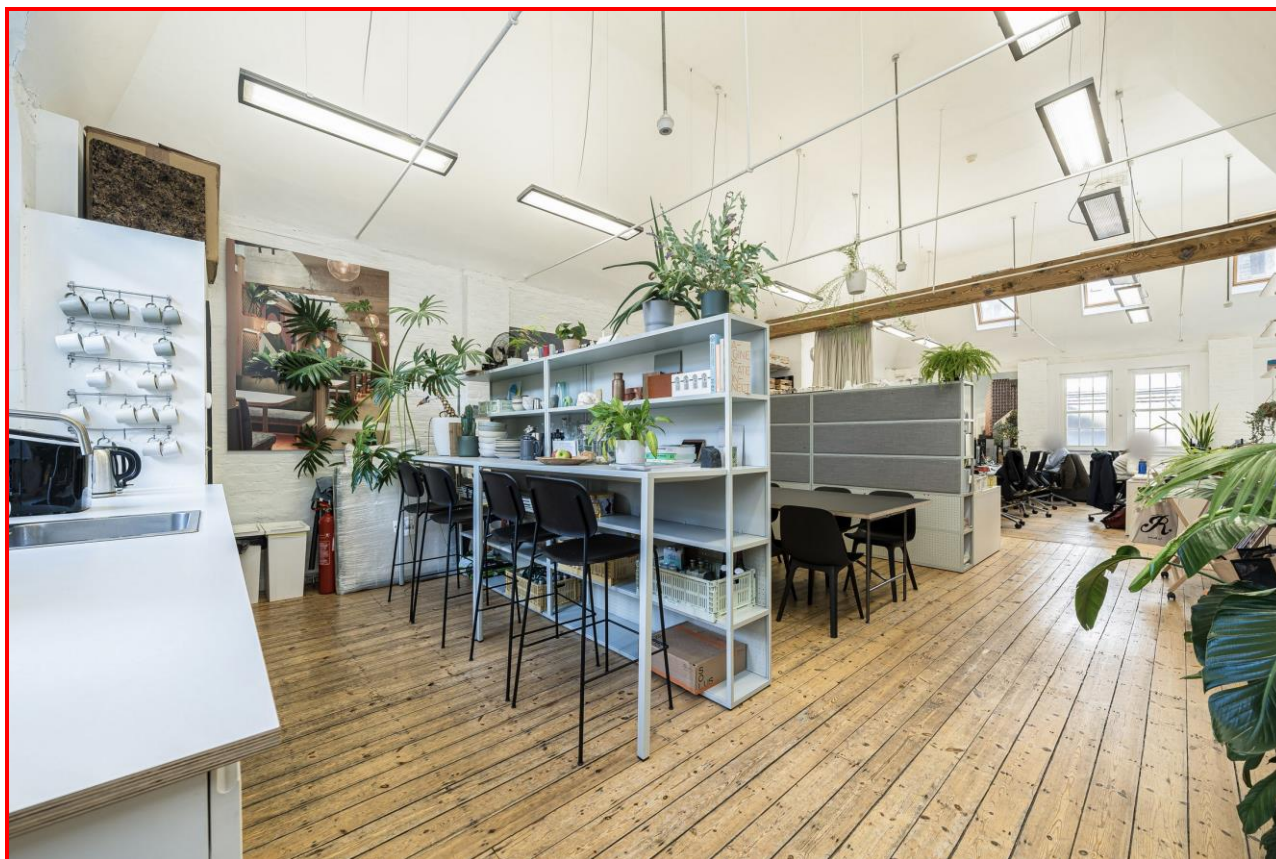
COMMERCIAL

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## UNIQUE CHARACTER OFFICE TO LET



## 60A WESTON STREET, LONDON SE1 3QJ APPROX. 1,040 SQ FT (96.6 SQM)

### LOCATION

Refurbished, unique office available within this period building located on Weston Street less than 150m south of the new station entrance on St Thomas Street and within a short walk are the high-profile development schemes at 'The Shard' and 'morelondon' with the ever popular Bermondsey Street providing many restaurants and bars only minutes away.

The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and numerous new office buildings together with various other bar and restaurant facilities transforming it into one of London's most sought after business, leisure and living destinations.

### DESCRIPTION

Comprises part of the second floor of this attractive Victorian former college building, with double height ceiling to the roof beams providing an open plan office with excellent natural light and retained period features. Access is via the communal ground floor entrance with stairs and passenger lift to the upper floors.

The approximate net internal floor area is: 1,040 sq ft (96.6 sqm).

# 60A WESTON STREET, SE1

## AMENITIES

- Natural wood flooring
- Perimeter trunking
- Suspended linear LED lighting
- Gas central heating
- Kitchen
- W.C.s (inc. disabled accessible) in common parts.
- Shower
- Fibre connection
- Meeting rooms available to hire in building.

## TERMS

New lease available on terms by arrangement.

## RENT

£49,500 per annum, exclusive.

## BUSINESS RATES

The Rates payable for the year 2024/25 will be approx. £16,000 (Rateable Value is £32,500).

## SERVICE CHARGE

Currently approx. £2,200 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 74 (Band C).

## FURTHER DETAILS

For further details please contact:

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## 60 A WESTON STREET – LOCATION PLAN

