

FIELD & SONS

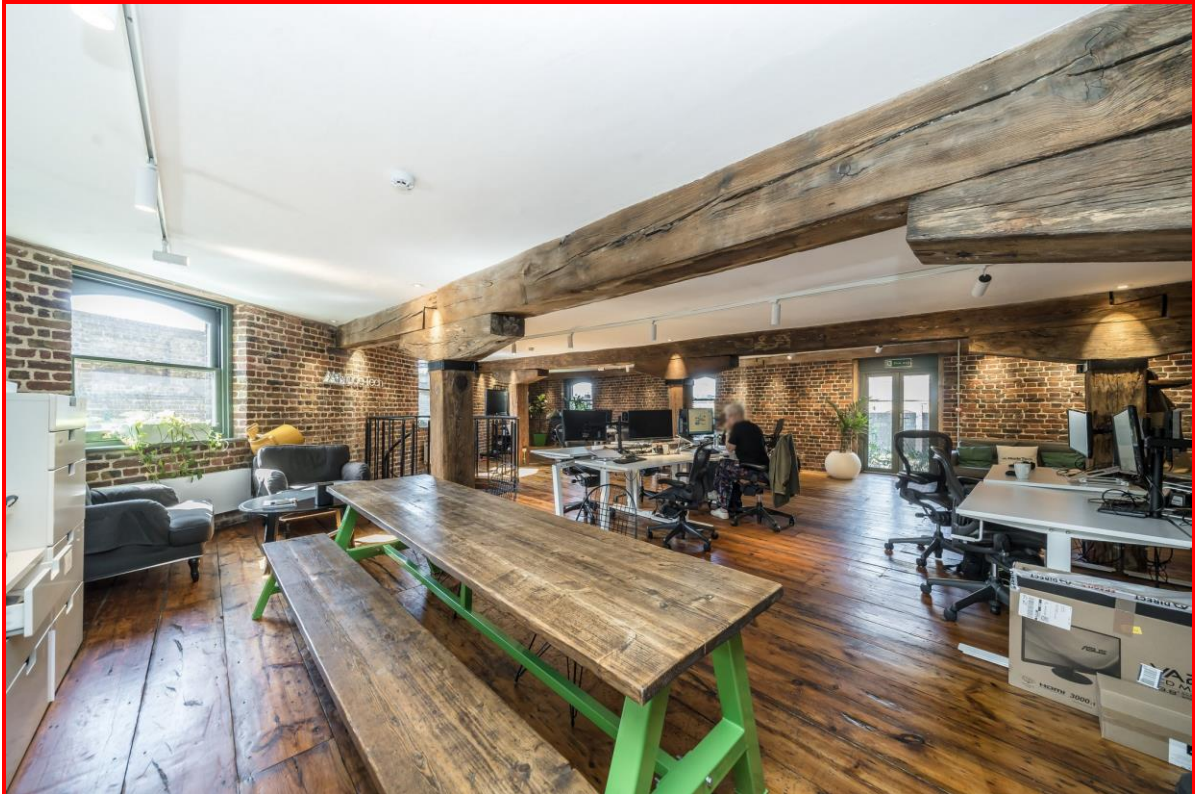
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

CHARACTER WAREHOUSE STYLE OFFICE TO LET



4 O'MEARA STREET, LONDON SE1 1TE APPROX. 4,233 SQ FT (393.3 SQM)

LOCATION

O'Meara Street is located just off the southern side of Southwark Street, east of the junction with Southwark Bridge Road and within a short walk of London Bridge station and the popular Borough Market/Bankside locality.

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations.

DESCRIPTION

The available accommodation comprises the first and second floor of this converted period former warehouse building.

Arranged as two open plan triangular shaped spaces with excellent natural light from windows along two sides and interlinked by attractive internal spiral stairs. The spaces are refurbished whilst retaining the original character features of the property.

Accessed via the ground floor entrance with stairs leading to the upper floors.

The overall net internal floor area is approx. 4,233 sq ft (393.3 sq m)

4 O'MEARA STREET, SE1

AMENITIES

The first and second floors have been refurbished and amenities include:

- Five Crittall style meeting rooms of various sizes
- Air conditioning on the second floor
- New gas central heating system
- LED spot, track and panel lighting
- Perimeter and column power and data points
- New double glazed windows
- Restored period features including exposed brickwork, timber columns and beams and solid treated wooden floor
- Fully equipped kitchen and break out area
- 4 W.C's and shower

TERMS

New lease on a term by negotiation. Lease to be outside the Landlord & Tenant Act 1954.

RENT

£190,000 per annum, equating to £45 per sq ft exclusive of all outgoings.

BUSINESS RATES

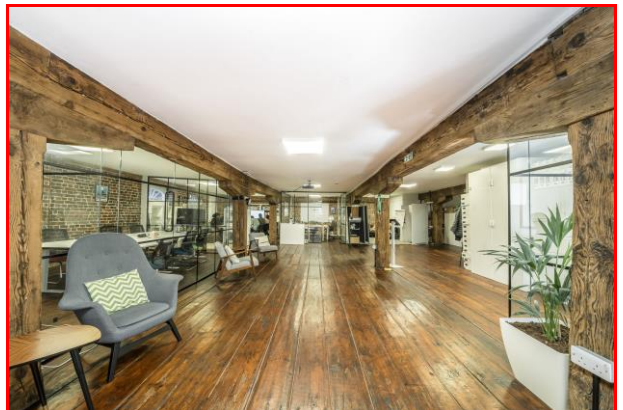
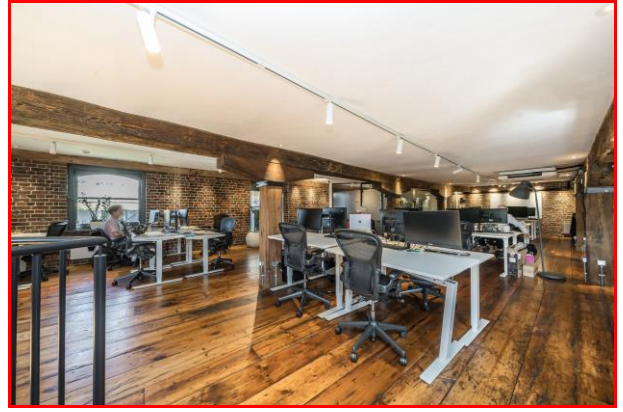
The Rates Payable for the year 2024/25 will be approx. £72,618. (Rateable Value is £133,000).

SERVICE CHARGE

Approximately £13,000 per annum, including building insurance.

ENERGY PERFORMANCE

EPC Rating = B



FURTHER DETAILS

For further details please contact:

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www.fieldandsons.biz



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