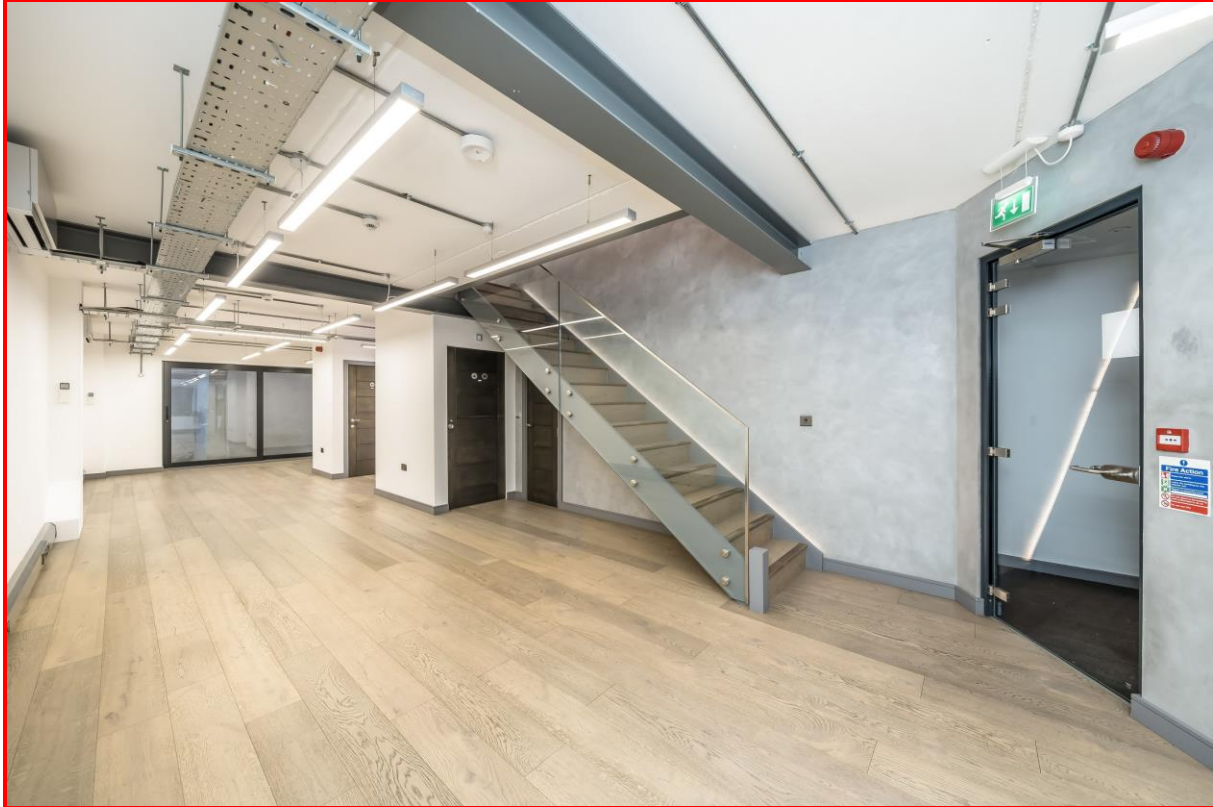


## NEW FULLY FITTED OFFICE SUITE TO LET



### 3 RISBOROUGH STREET, LONDON SE1 0HF APPROX. 1,409 SQ FT (130.69 SQM)

#### LOCATION

Located in the rejuvenated Bankside area, the premises comprise a small office building situated just off Union Street, close to the junction Great Suffolk Street.

Excellent transport links as the redeveloped London Bridge station, together with Waterloo, Borough Underground (Northern line) and Southwark Underground (Jubilee line) are all within a short walk.

The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and the Millennium Footbridge.

#### DESCRIPTION

The available accommodation is arranged over the ground and first floor, connected by an internal stair. Each floor provides an open plan space and the ground floor also has male and female w.c.s, shower and kitchen point. Also includes a small private terrace at the rear.

The overall approximate net internal floor area is: 1,409 sq ft (130.69 sqm).

#### NEWLY FITTED OPTION

As per the plans and images there is a possibility to change the layout and install two new meeting rooms (1 x 4 person and 1 x 10 person) on the ground floor allowing for break out space adjacent to the kitchen with the open plan first floor providing desks as currently fitted as per enclosed photos for up to 20 desks.

# 3 RISBOROUGH STREET

## AMENITIES

Fully refurbished, amenities include:

- Heating/Cooling system via Mitsubishi heat pumps
- Oak Wood flooring
- Perimeter trunking, fully cabled for power (3 phase) and Cat. V.
- Recessed LED lighting
- Fully equipped kitchen
- New W.C's and shower
- Phone entry system
- Optional secure parking space
- Optional storage available at extra cost



## TERMS

The unit is available by way of a new lease on terms by negotiation, outside the Landlord & Tenant Act.

## RENT

£65,000 per annum, exclusive of all outgoings.

## BUSINESS RATES

Approx. £19,710 payable for the year 2024/25

## SERVICE CHARGE

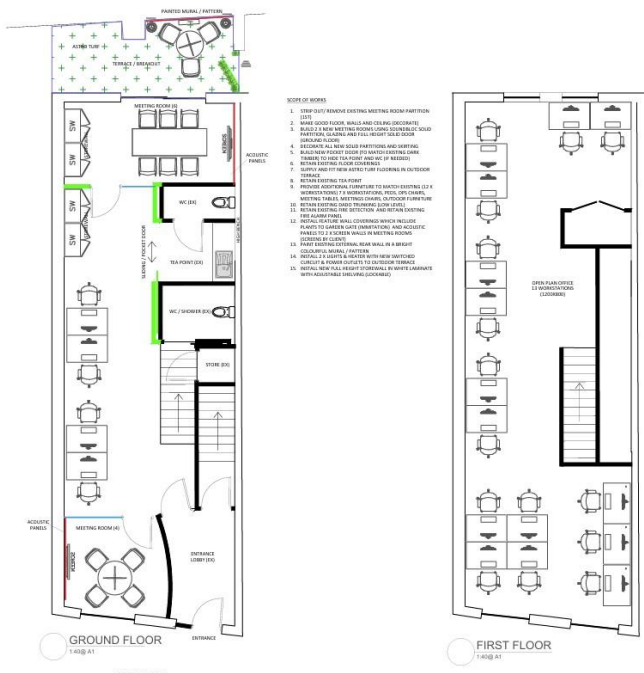
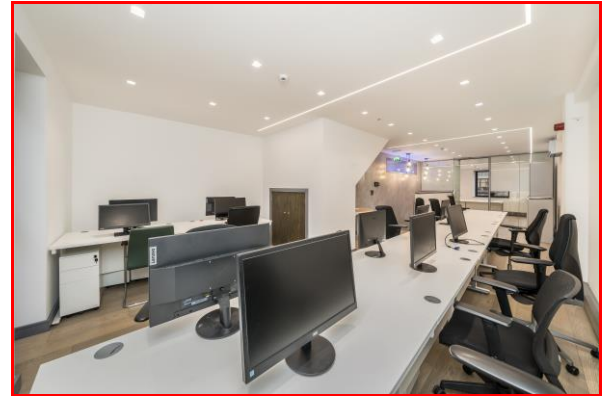
£2,266 for the year 2024.

## VAT

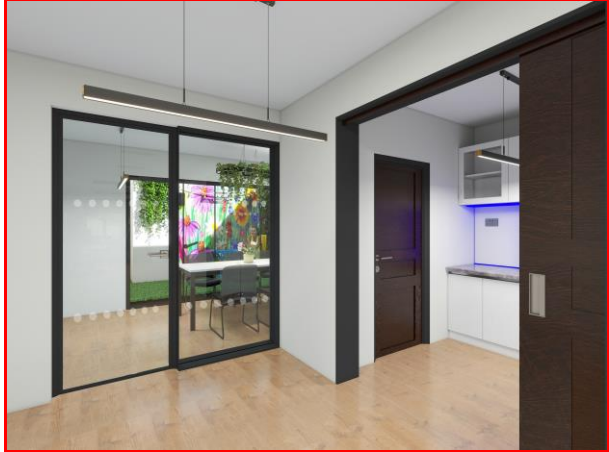
VAT is payable on rent and service charge.

## ENERGY PERFORMANCE

EPC Asset Rating = 68 (Band C).



# 3 RISBOROUGH STREET



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COMMERCIAL

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#### Important Notice

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