

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

FULLY REFURBISHED OFFICE TO LET



3 RISBOROUGH STREET, LONDON SE1 0HF APPROX. 1,230 SQ FT (114.3 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: 1,230 sq ft (114.3 sqm).

3 RISBOROUGH STREET SE1

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. Lease to be 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

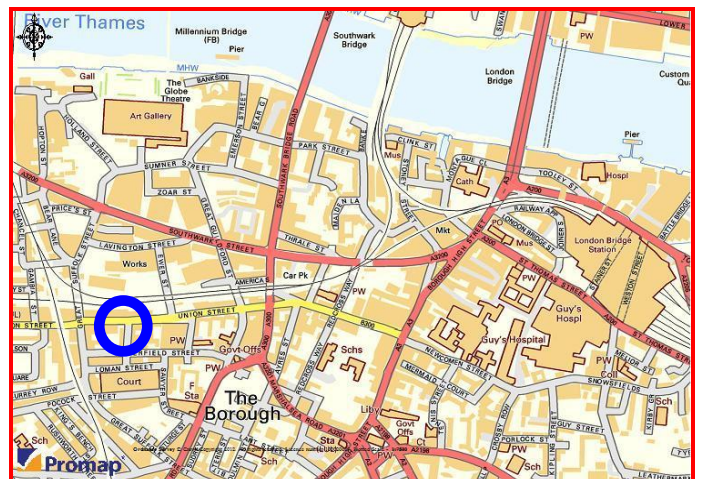
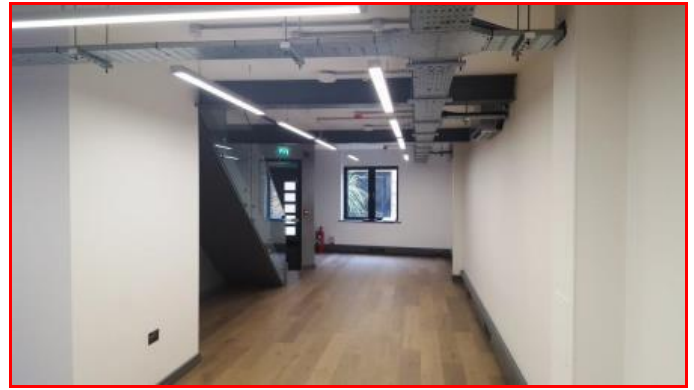
EPC Asset Rating = 68 (Band C).

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



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