

## 2 Kentish Buildings, Borough High Street SE1 1NP Self-contained studio offices to let with low outgoings close to London Bridge 1393 sq ft (129.41sq m)

### Location

The Property is located on the East side of Borough High Street and less than a 3-minute walk to London Bridge Mainline station ( northern/ jubilee Lines ).

The immediate vicinity has undergone significant improvement and regeneration in recent years . Borough market is within close proximity, offering a large selection of restaurants, cafes and bars.

### Accommodation

The property, which was formally occupied as a doctors walk in centre, is in good decorative order, arranged over ground and lower ground floor and accessed via a private entrance, approached over an attractive cobbled mews courtyard, leading off the East side of Borough High street. The Studio offices are arranged over the Ground and lower Ground levels and are entirely self-contained and predominantly arranged in open plan with the benefit of a few private meeting rooms.

### Specification

- Independent air conditioning units
- Fully Carpeted
- 24-hour Access
- Kitchen
- Clear floor to ceiling height in excess of 3.4m
- WCs / Shower



### Quoting rent

£42,000 per annum exclusive

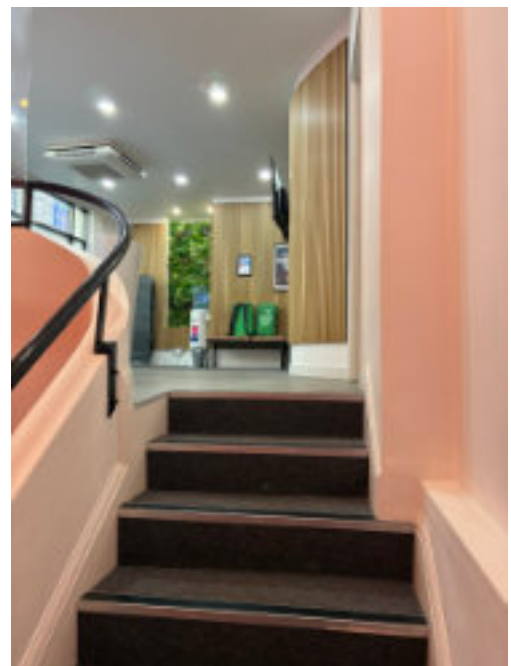
### Terms

A new lease is available for a term by arrangement

### Viewing

Strictly by appointment through sole letting agents - Heyford Masons

### EPC Rating D (90)



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