

FIELD & SONS

COMMERCIAL

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CALVERTS YARD 52 BOROUGH HIGH STREET LONDON SE1 1XN



LOWER GROUND OFFICE TO LET IN NEW DEVELOPMENT APPROX. 1,150 SQ FT (106.8 SQ M)

DESCRIPTION

Calverts Yard is a new boutique development just off Borough High Street, close to London Bridge station/underground and within a very short walk of the popular Borough Market.

The commercial element comprises a lower ground floor office arranged as an open plan space plus two w.c.s and shower. Fully glazed frontage to the lightwell for the stairs to the unit, accessed from the small landscaped courtyard.

Finished to shell specification ready for an incoming occupier's own fit out. The w.c.s and shower have been installed by the developer, together with high speed fibre line.. Capped services for a kitchen point.

The approximate floor area of the office itself is 1,150 sq ft (106.8 sq m).

CALVERTS YARD, BOROUGH HIGH STREET SE1

LOCATION

The premises are located in a private courtyard just off Borough High Street, close to the junction with Southwark Street and within a short walk of the redeveloped 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 with numerous new office buildings together with various other bar and restaurant facilities.

TERMS

New lease on terms by arrangement.

RENT

£34,500 per annum (£30 per sq ft), exclusive of all outgoing and VAT.

BUSINESS RATES

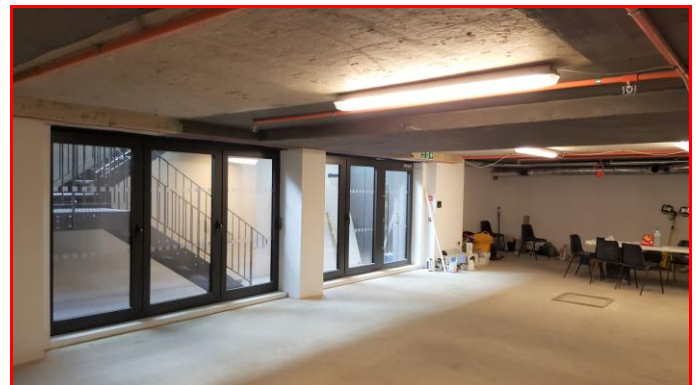
To be assessed but estimated to be in the region of £13,500 payable for the year 2021/22.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating : 30 (Band B).



LOCATION PLAN – CALVERTS YARD



FURTHER DETAILS

For further details please contact the Sole Agents, Field & Sons :

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