

OFFICE TO LET

1 RISBOROUGH STREET, LONDON, SE1 0HF

Tel: 07885 912 982
www.limcommercial.com



**CONTEMPORARY OFFICE SUITE
ON THE SECOND FLOOR WITH
AN EXCLUSIVE BALCONY**

NEWLY REFURBISHED

**CLOSE TO ALL TRANSPORT AND
AMENITIES**

APPROX. 500 SQ FT (46 SQM)

**RENT - £23,000 PER ANNUM
INCLUSIVE OF SERVICE CHARGE
AND BUILDINGS INSURANCE**

AVAILABLE NOW



MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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The property is located at the northern end of Risborough Street close to the junction with Union Street and situated within equal walking distance to both Southwark station (jubilee line) and London Bridge mainline and underground station. All local amenities can be found along Great Suffolk Street with a host of restaurants and bars located along Southwark Street.

Description

A self-contained newly refurbished office unit located on the second floor offering flexible accommodation, open plan kitchen and with the benefit of two W.C's and a shower unit. In addition, the office includes an exclusive balcony.

Office specifications include:

- ❖ Gas central heating
- ❖ Recessed spotlighting
- ❖ Modern open plan kitchen
- ❖ Wood flooring
- ❖ 2 x W.C facilities
- ❖ Shower
- ❖ Balcony
- ❖ Newly refurbished

VAT

VAT is payable on the rent.

Rent

£ 23,000 per annum inclusive of service charge and buildings insurance.

Service Charge

Included in the rent.

EPC

EPC asset rating = 88 (Band D).

Rates

To be assessed.

Term

A new lease available for a term up to three years on terms by arrangement.

Further Details

Ian Lim
Lim Commercial
E: ian@limcommercial.com
Tel: 07885 912 982
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