

# SMALL OFFICE SUITE TO LET LONDON BRIDGE SE1 1NL

Tel: 07885 912 982 www.limcommercial.com



EXCELLENT NATURAL LIGHT

SECOND FLOOR OFFICE

**FANTASTIC LOCATION** 

OPPOSITE BOROUGH MARKET AND YARDS FROM LONDON BRIDGE MAINLINE & UNDERGROUND

VAT & EPC EXEMPT

AVAILABLE NOW.

89 BOROUGH HIGH STREET, LONDON SE1 APPROX. 220 SQ FT (20 SQM) RENT - £14,500 PER ANNUM AVAILABLE NOW.

## **SECOND FLOOR**



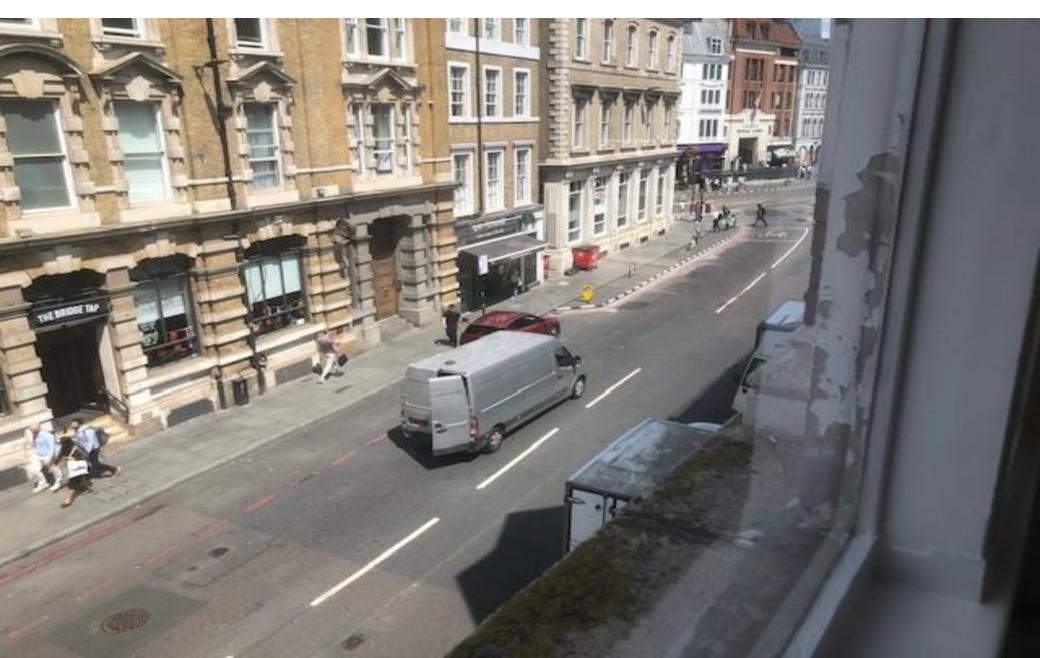
### **VIEW FROM THE OFFICE**



## **SECOND FLOOR**



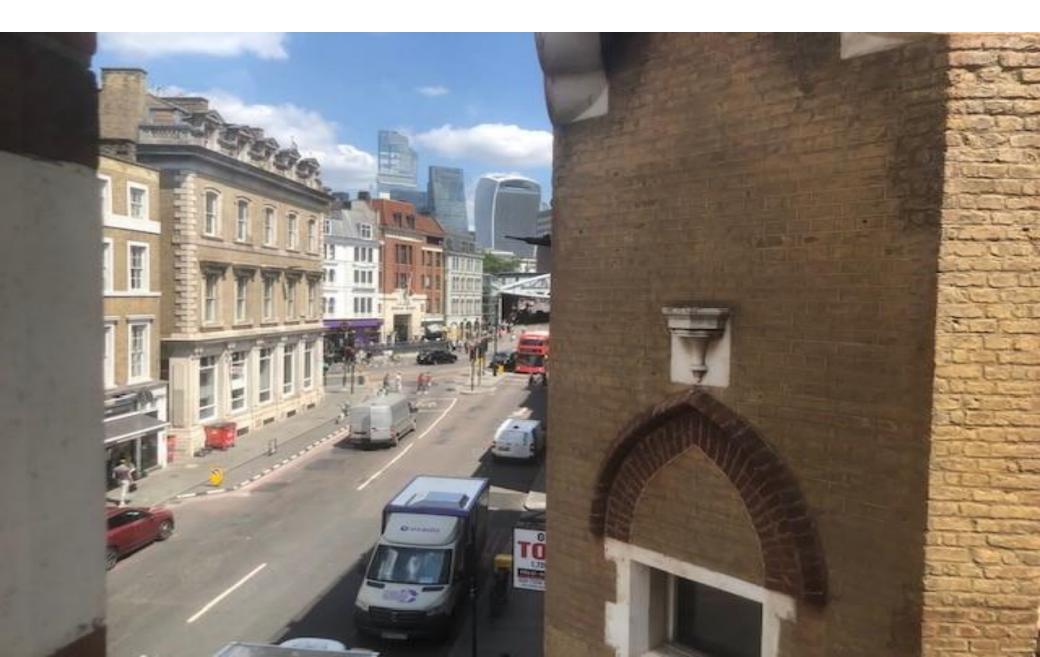
## **VIEW FROM THE OFFICE**



## **SECOND FLOOR**



## **VIEW FROM THE OFFICE**



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### Description

A second floor office with excellent natural light Ideal for a small company requiring an office in a central location.

### Rates

The Rateable Value for 2025/26 is £7,200. Therefore the rates payable is approximately £3,600. All interested parties are to make their own enquiries with the local authorities.

### VAT

The building is NOT elected for VAT.

### The property is located on Borough High Street, close to Southwark Street and surrounded by variety of restaurants, bars and local amenities.

London Bridge mainline and underground station is close by to include all local attractions of SE1.

### Term

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

EPC Exempt. **Rent** £14,500 per annum excusive.

A service charge of approximately

Service Charge

£70 per calendar month.

**Further Details** 

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#### **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.