

# CHARACTER OFFICE SUITE TO LET AT LONDON BRIDGE SE1

Tel: 07885 912 982



38 Borough High Street, London SE1 1XW.  
Second Floor  
Approx. 380 sq. ft. (35 sqm)

Rent - £18,000 per annum exclusive  
Available now.

# 38 BOROUGH HIGH STREET, SE1 1XW

## Description

A well presented office on the second floor within a period building offering a predominantly open plan office and a small separate private office / meeting room. There is good natural light throughout the entire floor to include open plan kitchen, air-conditioning cassette, W.C's and a shower located in the communal area. The property is located close to the entrance of Borough Market and London Bridge mainline and underground station. All amenities can be found along Borough High Street. There is also the potential use of a meeting room on the first floor subject to availability.





## SECOND FLOOR



# STAIRWELL









### Location

Located at the northern end of Borough High Street close to the junction with Southwark Street and moments away from Borough Market. There are a host of restaurants, bars and cafes nearby to include local attractions such as The Chard, HMS Belfast, Tate Modern, Clink Prison and The Globe Theatre.

London Bridge mainline (Southern /Thameslink & southeastern) and underground (Jubilee & Northern line) is approximately two minutes walk away offering various connections to all destinations.

### EPC

EPC Rating = E - 124

### Term

A new lease is available for a minimum term of 3 years on terms by arrangement.

### ❖ Specifications

- ❖ Heating /cooling cassette
- ❖ Entry phone
- ❖ Recessed spotlighting
- ❖ Kitchen
- ❖ toilet / shower facilities
- ❖ Private meeting room

### VAT

The building is NOT elected for VAT.

### Floor Area

Second Floor: 380 sq ft (35 sqm)

### Rates

The Rateable Value for 2025/26 is £10,000. Therefore the rates payable is approximately £5,000 per annum.

### Service charge

To be confirmed

### Rent

£18,000 per annum quoted exclusive of all outgoings.

### Further Details

Ian Lim

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