



9 Risborough Street, London SE1 0HF  
Second Floor Office  
Area Floor Space – Approx. 671 sq ft (62 sqm)

New lease  
£25,000 per annum  
Available now.

# 9 RISBOROUGH STREET SECOND FLOOR



# SECOND FLOOR

## 9 RISBOROUGH STREET, LONDON SE1 0HF

### Location

The property is located close to the the junction with Union Street and within walking distance to both London Bridge mainline and underground services & Southwark underground station. There are a host of restaurants, bars and other attractions all within a few minutes walk.

### Description

A recently refurbished and modern second floor office unit forming part of a mixed use building presented in excellent decorative order and offering excellent Grade A specifications. The second floor comprises an open plan area with a separate meeting room, an open plan kitchen with all appliances and a single W.C.

The unit is offered furnished or unfurnished and is available immediately.

### Terms

A new lease available for a minimum term of three years.

The lease to be contracted outside the Landlord & Tenant Act 1954.

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## 9 RISBOROUGH STREET, LONDON SE1 0HF

### Rent

£25,000 per annum exclusive of all outgoings.

### Size:

671 sq ft (62 sqm)

### Use Class

Class E – (Commercial, business & service).

### EPC

Being processed.

### Specifications

Gas central heating – Wood flooring – LED Tracker lighting – Open plan kitchen with all appliances – Air-conditioning  
Wood flooring - Private meeting room – Single WC.

### Service Charge

Approximately £4,000 per annum to include buildings insurance, water & waste supply, gas & electricity.

### Rateable Value

Approximately £20,500 per annum. Rates payable for the year is approximately £8,900.

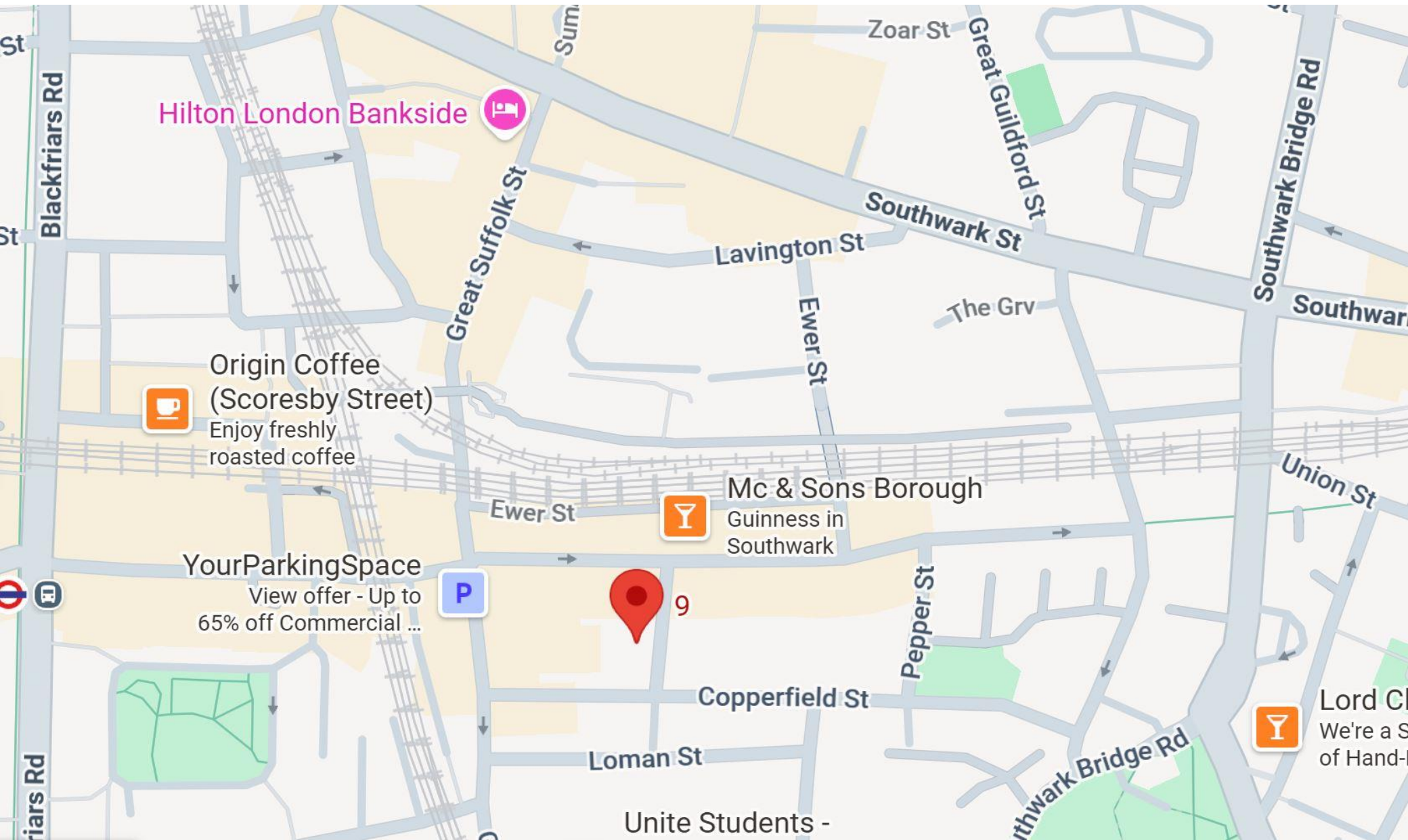
### VAT

Payable on the rent & service charge.

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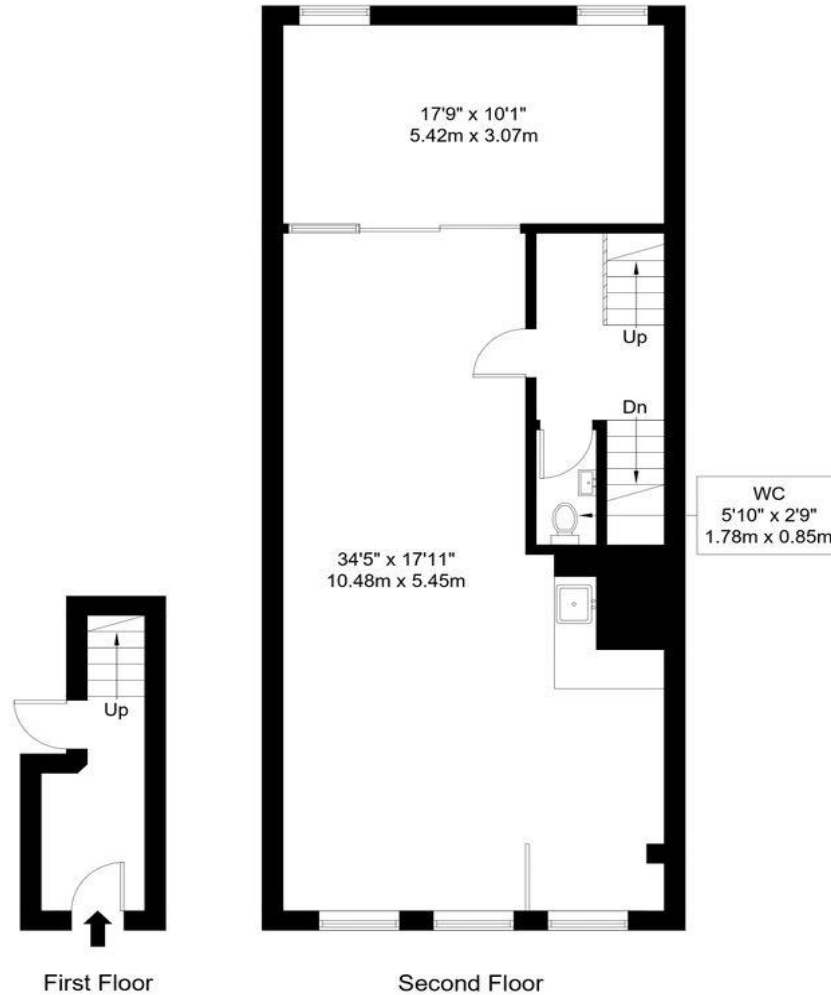
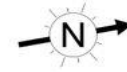


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SECOND FLOOR



# Risborough Street, SE1 0HF

Approx Nett Internal Area = 62.3 sq m / 671 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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