

CHARACTER OFFICE BUILDING TO LET AT LONDON BRIDGE SE1

Tel: 07885 912 982



38 Borough High Street, London SE1 1XW.

Ground & Basement Floors

Approx. 1,630 sq. ft. (151.4 sqm)

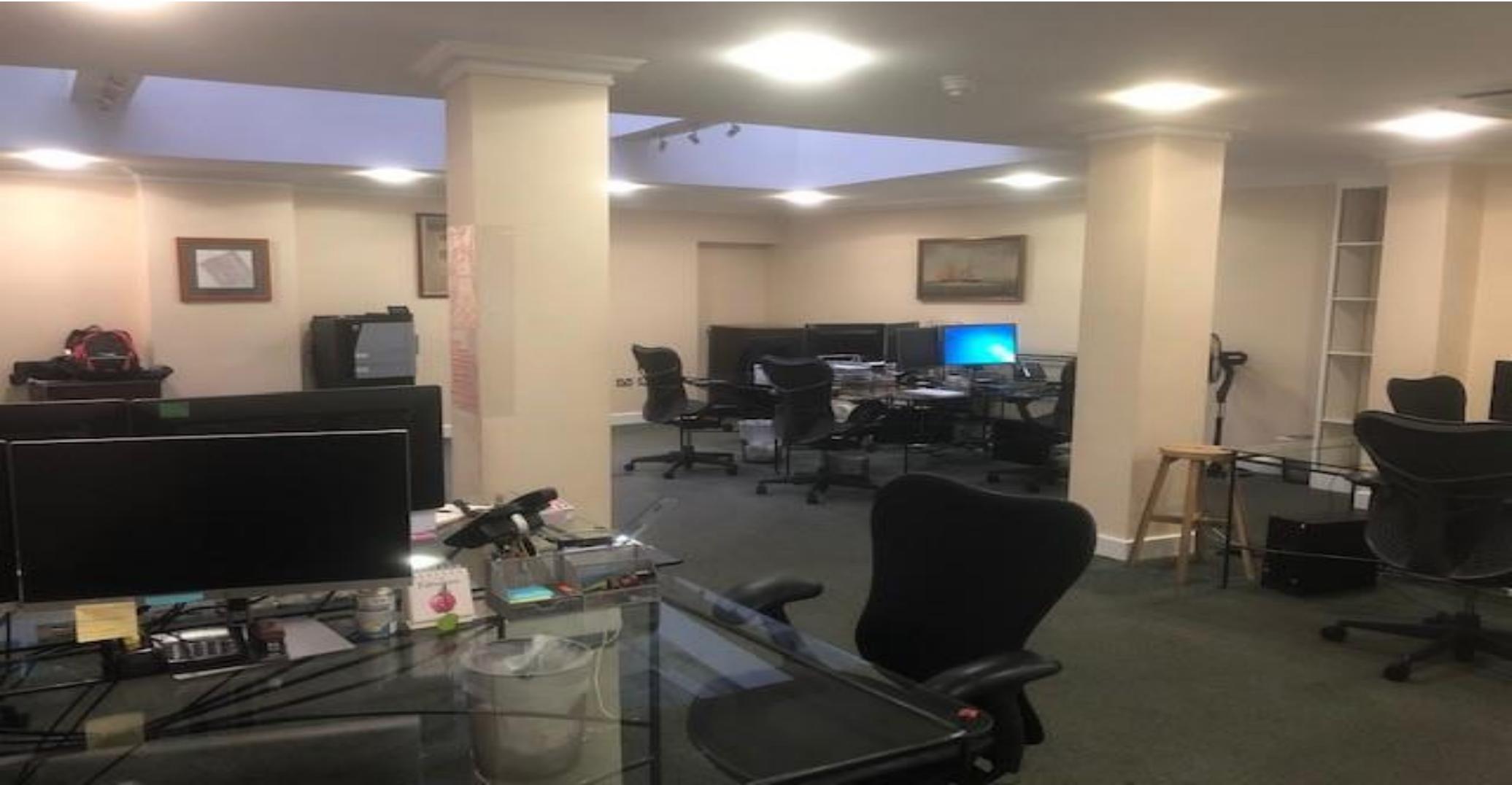
Rent - £65,000 per annum exclusive

Available soon

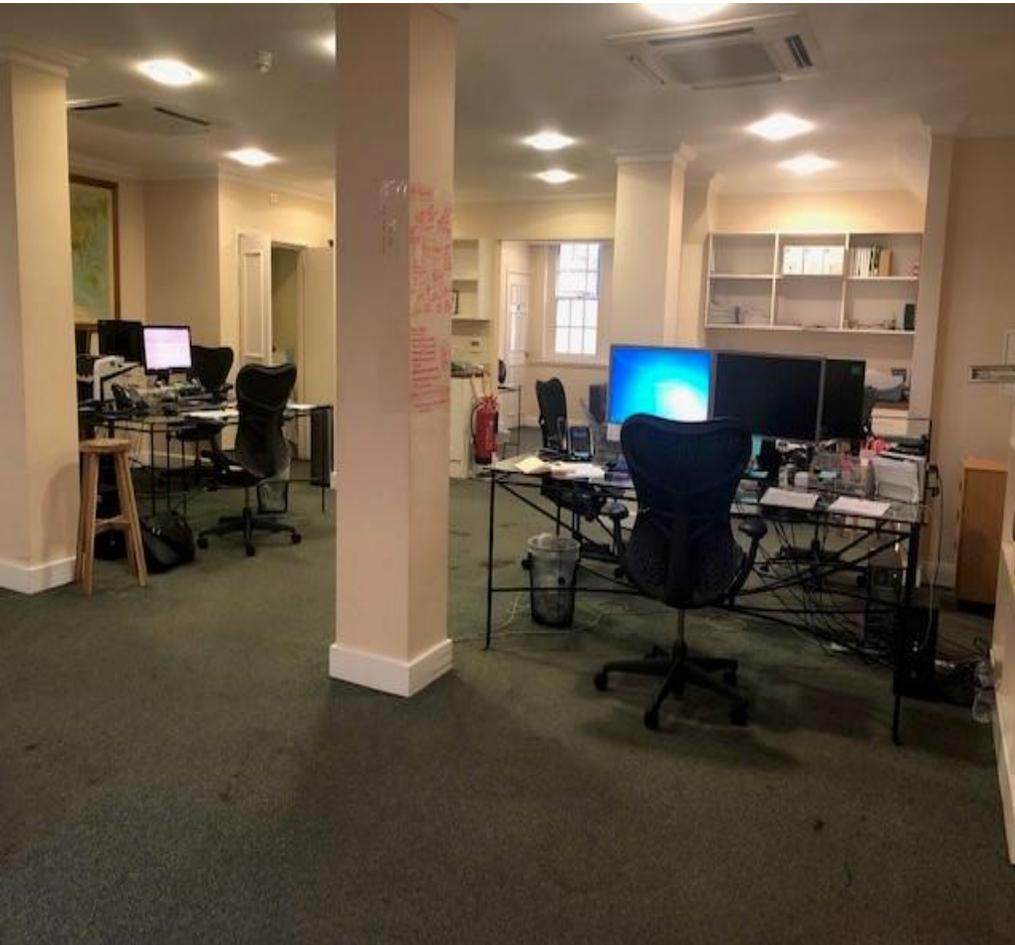
38 BOROUGH HIGH STREET, SE1 1XW

Description

A well presented office on the ground floor within a period building offering a predominantly open plan office with a reception area and tea-point. There is good natural light throughout the ground floor and the office includes a useable basement to include 2 W.C facilities and a large shower room. Additional benefits include heating/cooling cassettes, cat 5 cabling and recessed lighting.. 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.



38 BOROUGH HIGH STREET, SE1 1XW



MAIN OFFICE



RECEPTION



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 cassettes
- ❖ Entry phone
- ❖ Category 5 cabling
- ❖ Tea-point
- ❖ toilet / shower facilities
- ❖ Electronic door locks

VAT

The building is NOT elected for VAT.

Floor Area

Ground Floor: 1,044 sq ft (96.9 sqm)
Basement Floor: 585 sq ft (54.3 sqm)

Rates

The Rateable Value for 2020/21 is £37,750. Therefore the rates payable is approximately £18,535 per annum.

Service charge

To be confirmed

Rent

£65,000 per annum quoted exclusive of all outgoings.

Further Details

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