

GOOD VALUE OFFICES TO LET



Commercial Property Advisers
Chartered Surveyors

E USE CLASS, OFFICE SPACE TO LET

600 – 1,755 SQ FT

FLEXIBLE, LEASE TERM AVAILABLE NOW

FITTED AND FURNISHED

ONLY A 3 MINUTE WALK TO BOROUGH STATION



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TO VIEW
VIDEO TOUR**



30-32 TABARD STREET, LONDON, SE1 4JU



Photos Relate To The 2nd Floor



Location

The property is situated on Tabard Street, opposite the award-winning Empire Square mixed-use development scheme. The surrounding area has benefitted from significant regeneration in recent years, and is home to an eclectic mix of cafes, restaurants and bars. The unit enjoys good transport communications, with Borough Station (Northern Line) only 3 minutes walk away and London Bridge Station (Jubilee, Northern and Overground Lines) is a 10 minutes' walk away.

Description

The offices are situated on the ground and second floors. The 2nd floor is fitted and furnished including 6 desks, perimeter trunking, a kitchenette, communal WCs and heating system. The floor benefits from significant natural light with windows at the front and rear of the unit. The space has been fitted with bi-folding doors, which allow it to be separated or left in open plan layout, providing a flexible layout for the occupier. The ground floor is also fitted and this fit-out can be retained by an incoming tenant.

Features Include

- ✓ Fitted and furnished with 6 desks (2nd floor)
- ✓ Short term, flexible lease is available
- ✓ Passenger lift
- ✓ Fitted kitchenette
- ✓ Good floor to ceiling height
- ✓ 3 minute walk to Borough Station
- ✓ Communal WC's on each floor
- ✓ Good natural light from 2 elevations
- ✓ Openable windows
- ✓ Central heating

Accommodation

Floor	Sq Ft	Sq M	Rent
Second	600	55.74	£21,000
Ground	1,155	107.3	£51,000

Terms

A new lease(s) by arrangement direct from the Landlord for a flexible term.

Rates Payable

Estimated at £13.31 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority.

Service Charge

TBC.

VAT

The property is NOT elected to tax for VAT.

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Further Information & Viewings (via Sole Agents)



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