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**BOROUGH HIGH STREET**  
**LONDON BRIDGE, LONDON SE1**

**FOR SALE or**  
**TO LET**

5,725 sq ft (532 sq m)

## DESCRIPTION

These modern offices are planned over lower ground, ground, and three upper floors, all of which are in excellent decorative condition.

The building is approached through a spacious ground floor reception area with prominent window frontage. The property provides a balance of both open plan and cellular offices together with meeting rooms, in all having the following approximate floor areas:

Third Floor	930 sq ft	(86 sq m)
Second Floor	1,475 sq ft	(137 sq m)
First Floor	1,455 sq ft	(135 sq m)
Ground Floor	1,585 sq ft	(148 sq m)
Lower Ground	280 sq ft	(26 sq m)
<b>Total approx.</b>	<b>5,725 sq ft</b>	<b>(532 sq m)</b>

## FEATURES

PASSENGER LIFT

COMFORT COOLING

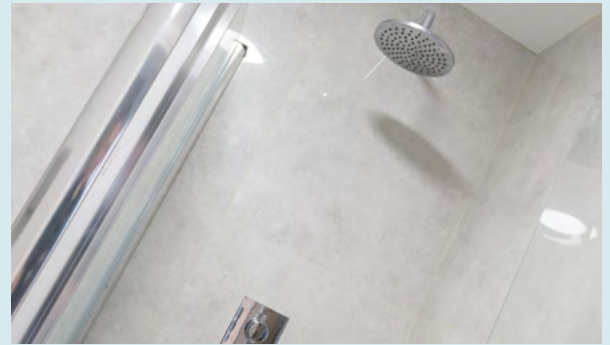
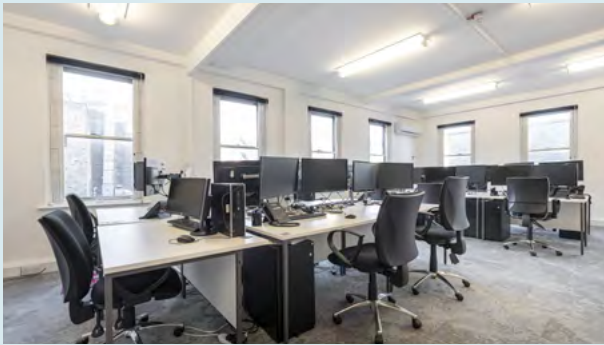
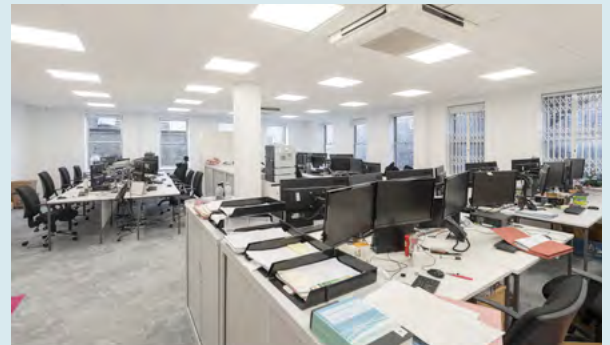
UNDERFLOOR TRUNKING

SHOWER FACILITIES

AMPLE KITCHEN AND TOILET FACILITIES THROUGHOUT

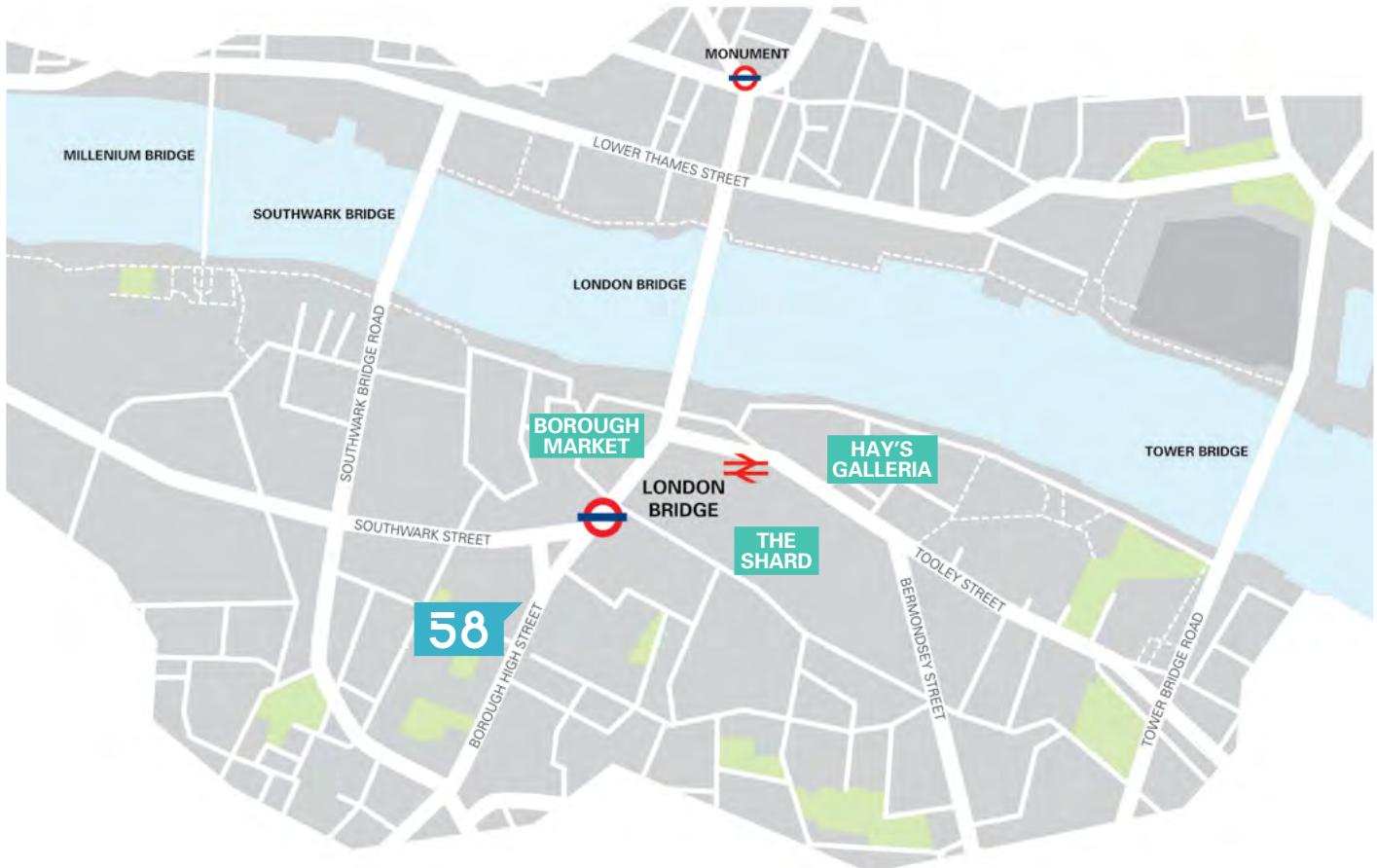
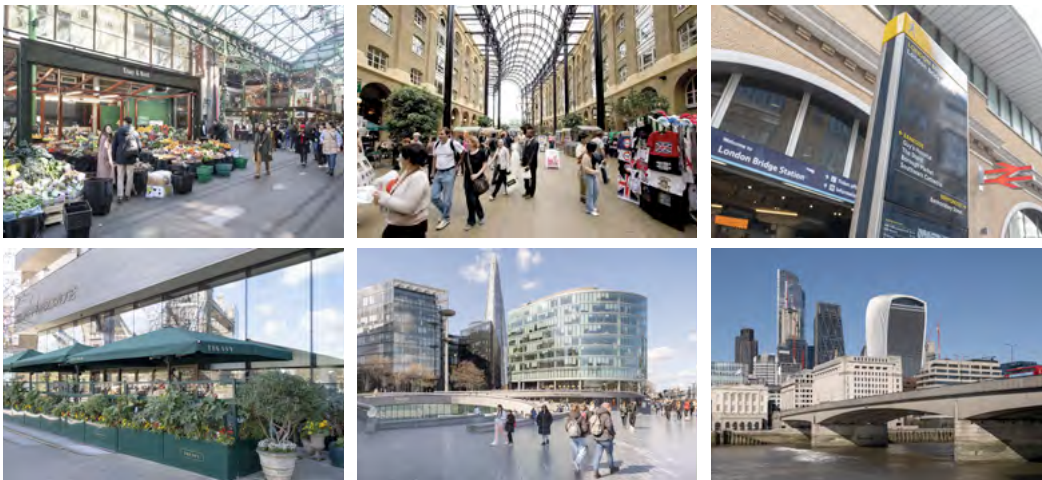
EXCELLENT NATURAL LIGHT





## LOCATION

This prominent Grade II listed office building is situated on the west side of Borough High Street close to the junction with Southwark Street. The area is very well served for restaurant and shopping facilities, together with Borough Market all being within a minutes walk. London Bridge station is easily accessible providing access to the Jubilee, Northern and Main Line services.



## TERMS

Terms on request.

## EPC

B 38

## VIEWING

By appointment through sole agents.



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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (August 2023)