

# FIELD & SONS

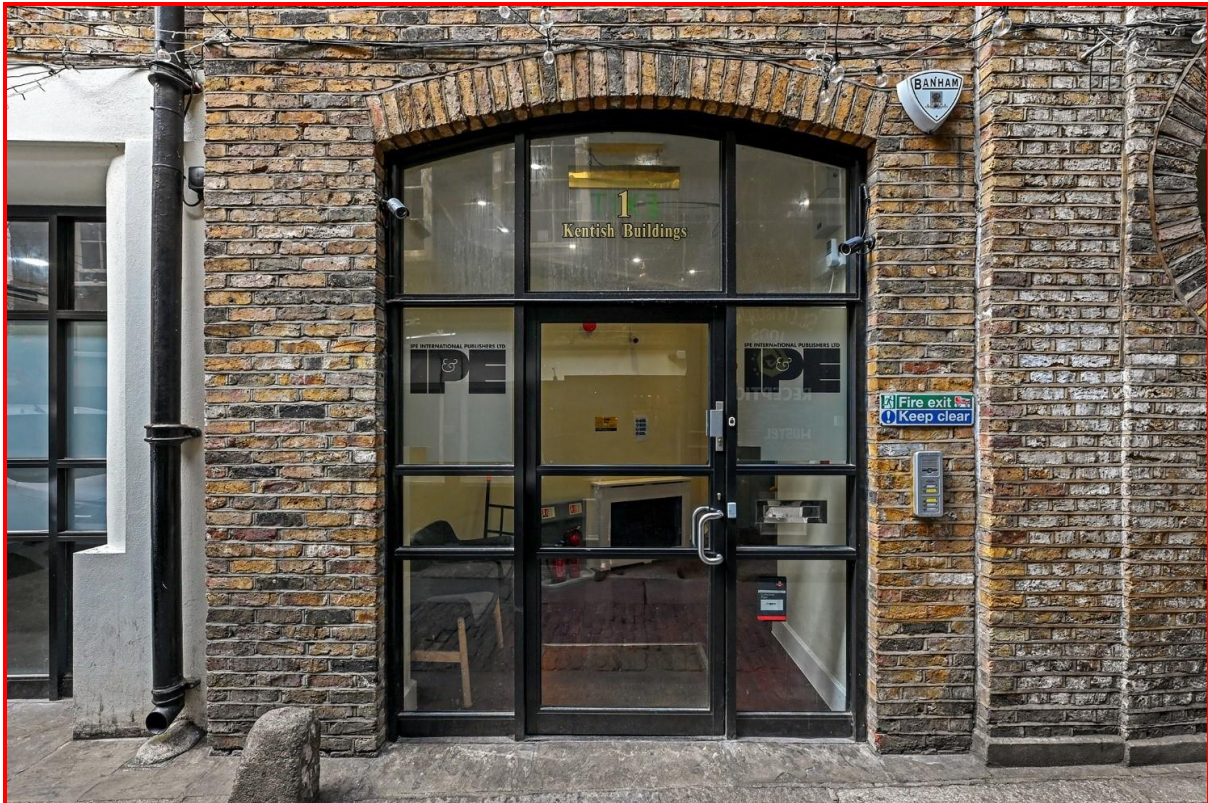
COMMERCIAL

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## SELF CONTAINED OFFICE BUILDING TO LET



## KENTISH BUILDINGS 125 BOROUGH HIGH STREET, SE1 1NP APPROX. 2,913 SQ FT (270 SQ M)

### LOCATION

The property is located in a small private courtyard off Borough High Street close to the junction with Southwark Street. London Bridge Underground station (Jubilee and Northern lines) is just to the north. The redeveloped mainline station itself is also within a short walk and the highly popular Borough Market is almost directly opposite.

Recent and on-going major development has transformed this area into one of London's most sought after business, leisure and residential destinations.

### DESCRIPTION

The available accommodation comprises a self-contained ground to third floor office within this attractive converted period building.

Arranged as private ground floor entrance and reception area with lift and stairs to the upper floors that provide open plan space and meeting areas on each floor as well as kitchen (second floor), two WCs per floor and terrace on the second floor.



# 125 BOROUGH HIGH STREET

## AMENITIES

- Air conditioning
- Passenger lift
- Surface perimeter power and data
- Carpeted throughout
- Cat. II lighting
- Separate kitchen and six w.c.s
- Terrace
- Security alarm



## TERMS

The property is offered by way of an assignment of the existing lease for a term expiring 11<sup>th</sup> May 2027, outside the Landlord & Tenant Act 1954.

## RENT

£122,346 per annum, exclusive of all outgoings. VAT is applicable.

## BUSINESS RATES

Approx. £54,653 payable for the year 2023/24 (the new Rateable Value being £101,000).

## SERVICE CHARGE

To be advised.

## ENERGY PERFORMANCE

EPC Asset Rating = 103 (Band E).



## FURTHER DETAILS

For further details please contact :

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## KENTISH BUILDINGS – LOCATION PLAN



### Important Notice

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