

FIELD & SONS

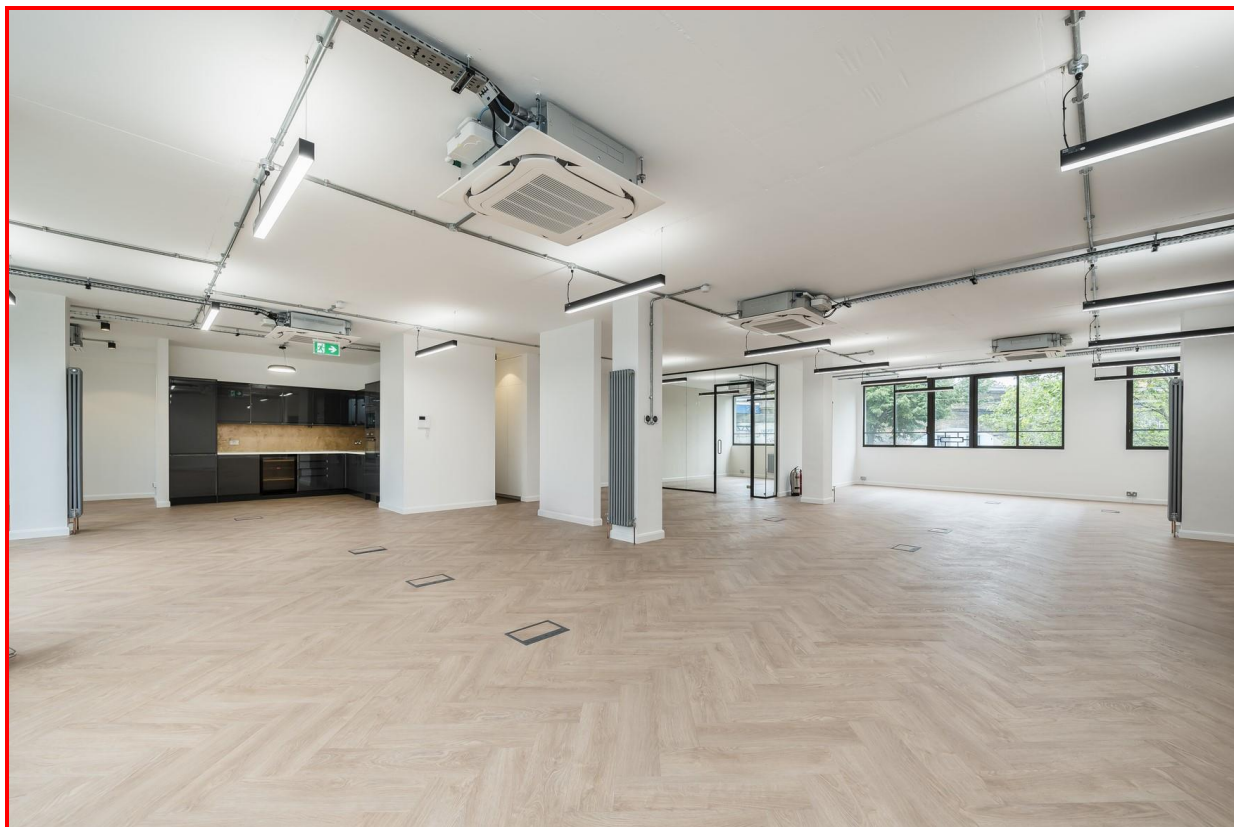
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

STUDIO OFFICE WITH TERRACE GARDEN TO LET CLOSE TO BOROUGH MARKET NEWLY REFURBISHED



**38 SOUTHWARK STREET, LONDON SE1 1UN
APPROX. 2,104 SQ FT (195.5 SQ M)**

LOCATION

Prominently located on the north side of Southwark Street on the corner of Thrale Street, just to the east of the junction with Southwark Bridge Road. The redeveloped London Bridge station is within a short walk together with the popular Borough Market/Bankside locality.

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

DESCRIPTION

This studio style office is located on the first floor of this mixed-use building providing contemporary open plan office space plus meeting room, kitchen point, two w.c.s and private garden terrace.

Accessed via the communal ground floor lobby with stairs and passenger lift to the upper floors.

The approximate net internal floor area is 2,104 sq ft (195.5 sq m).

38 SOUTHWARK STREET, SE1

AMENITIES

- Newly refurbished
- Heating/cooling cassettes
- Suspended linear LED lighting
- Fibre optic broadband
- LVT wood effect flooring
- Floor boxes
- Passenger lift
- Glazed meeting room
- Excellent natural light.
- Private rear terrace garden area.
- Fully equipped kitchen
- Male and Female W.C.s



TERMS

New lease available on terms by arrangement.

RENT

£115,000 per annum exclusive of all outgoings.

VAT is applicable.

SERVICE CHARGE

Approx. £5,383 per annum.

BUSINESS RATES

Approximately £34,671 payable for the year 2024/25 (the Rateable Value being £63,500).

ENERGY PERFORMANCE

EPC Asset Rating = 76 (Band D).



FURTHER DETAILS

For further details please contact:

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www.fieldandsons.biz



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