

47-49
• BOROUGH •
HIGH STREET. LONDON SE1

Media Style Offices To Let In
The Heart Of London's Southbank

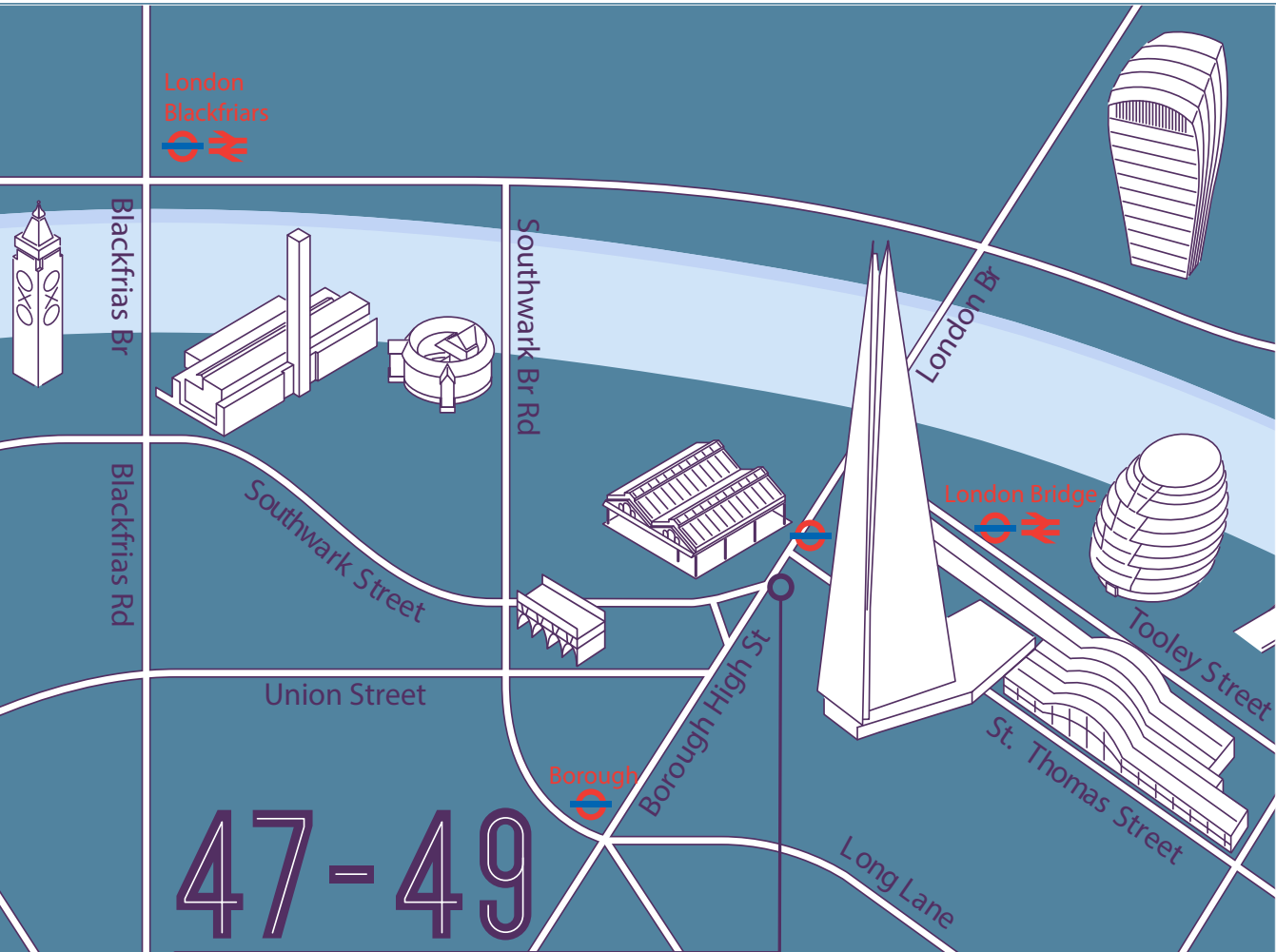
761 sq ft – 1,595 sq ft

LOCATION

47 – 49 Borough High Street is situated on the east side of Borough High Street, opposite the junction of Southwark Street and the entrance to Borough Market.

The property benefits from excellent transport communications being a short walk from London Bridge mainline station and adjacent to the entrance of the London Bridge underground station.

The Southbank is rapidly becoming the City's most dynamic destination and home to Borough Market, Flat Iron Square and more recently, Borough Yards which provides 115,600 sq ft of retail and leisure space.



DESCRIPTION

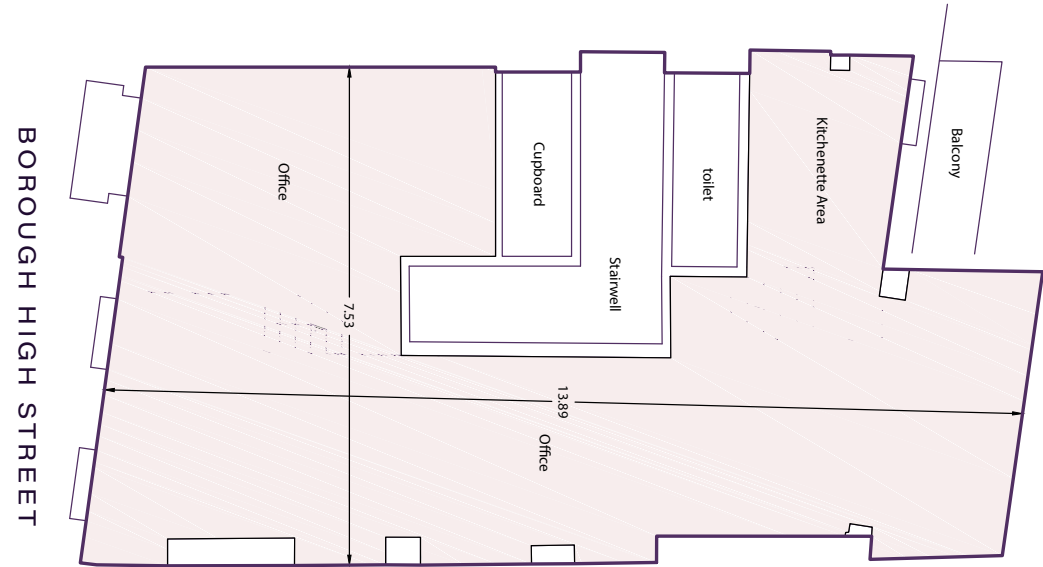
The property comprises a mixed use period terraced building providing a retail unit over ground and basement with office accommodation arranged over the four upper floors, accessed via a separate entrance.

The first and third floors benefit from the following specification:

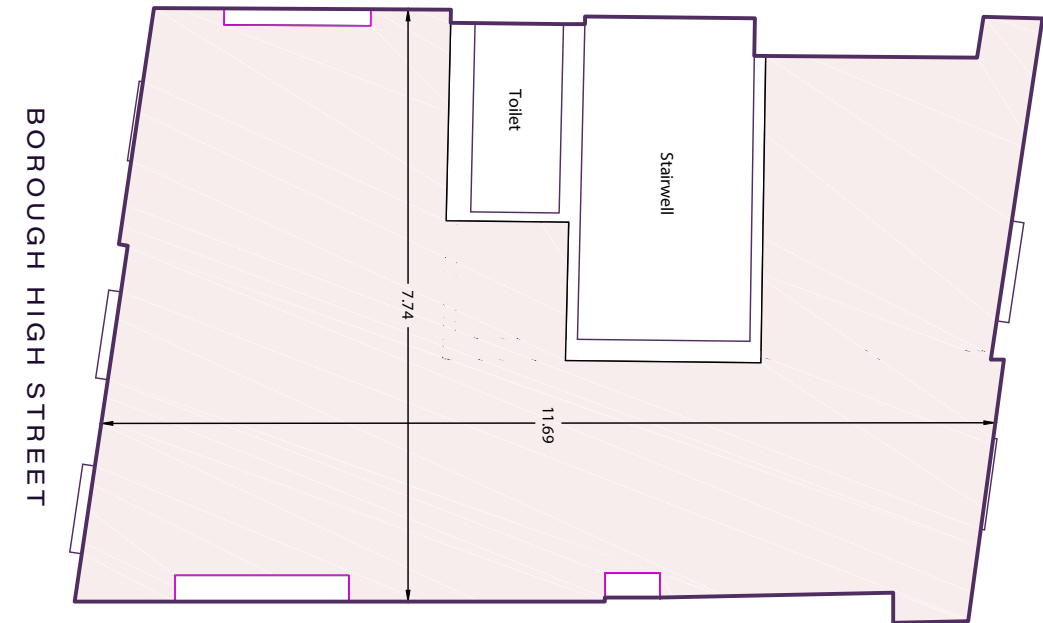
- Comfort cooling and central heating
- Perimeter trunking system
- New oak effect vinyl floor
- Excellent natural day light
- High floor to ceiling heights
- New suspended LED lighting
- Fitted kitchenette
- 1 x large meeting room area
- Refurbished entrance and shared areas
- Audio phone entry system

FLOOR PLANS

FIRST FLOOR



THIRD FLOOR



ACCOMODATION

Description	Sq Ft	Sq M
1st	834	77.48
3rd	769	70.70
Total	1,595	148.18



FURTHER INFORMATION

RENT

£38.00 per sq ft exclusive

SERVICE CHARGE

Details available upon request

BUSINESS RATES

Details available upon request

LEASE

A new lease is available for a term by arrangement

CONTACT & VIEWING

For further information, or to organise a viewing please contact the joint agents:

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