

**PRELIMINARY ANNOUNCEMENT
58 BOROUGH HIGH STREET, LONDON BRIDGE,
LONDON, SE1**

**AN OPPORTUNITY TO PURCHASE A FREEHOLD OFFICE BUILDING WITH VACANT
POSSESSION**

5,725 SQ FT (532 SQ M)



LOCATION

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

For more information visit eddisons.com
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



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 window frontage. The offices provide a balance of both open plan and cellular offices together with meeting room facilities, 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)
Total approx.	5,725 sq ft	(532 sq.m)

FEATURES

- Passenger lift
- Comfort cooling
- Ample kitchen and toilet facilities throughout the building
- Underfloor trunking
- Shower facilities

TENURE

The property is being sold freehold with vacant possession.

EPC

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VIEWING

By appointment through vendor's sole agents:

Eddisons

Richard Spencer or Will Gyngell

07778 521 230 / 07794 358 797

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