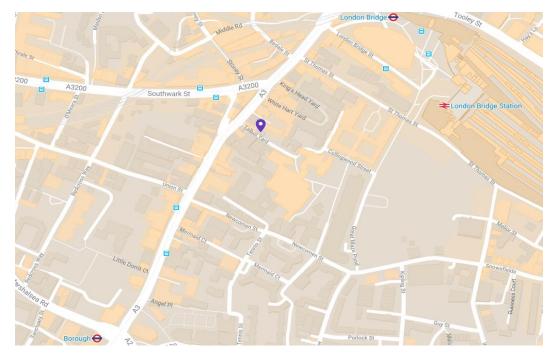
1 Talbot Yard, Borough High Street, SE1



LOCATION

The property is situated on Talbot Yard, which is located just off Borough High Street, close to the junction with Southwark Street. The property is just a short walk from Borough Market and all the amenities this popular destination has to offer.

The property is just a short walk from both London Bridge Station and Borough Tube Stations and there are excellent bus services right on the door step, with connections to the City of London and the wider SE1 Borough.



CONTACT US By appointment through sole agents: BBG Real Estate

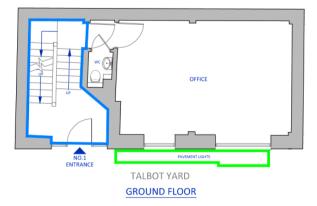
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1 King Street, London, EC2V 8AU +44 (0) 20 3713 1950

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FLOOR	SQ FT	SQ M	STATUS
Ground & Lower ground	652	60.4	Available
Total	652	60.5	





DESCRIPTION

The available space is located on the ground and lower ground floors in this attractive, refurbished period building. Each floor provides modern open plane office space, together with male and female W/Cs and showers at basement level.

AMENITIES

- Recently refurbished building
- Exposed services
- New air conditioning
- Perimeter trunking
- Tea point on both floors
- Fully cabled on both floors
- Demised W/Cs and shower (in basement)

TERM:	A new lease is available direct from the landlord to be contracted out of the provisions of the Landlord and Tenant Act 1954 (Part II) as amended.	
RENT:	ТВС	
RATES:	ТВС	
S/CHARGE:	ТВС	
VAT:	The property is elected for VAT purposes.	
EPC:	(Full EPC available on request).	

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Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

