

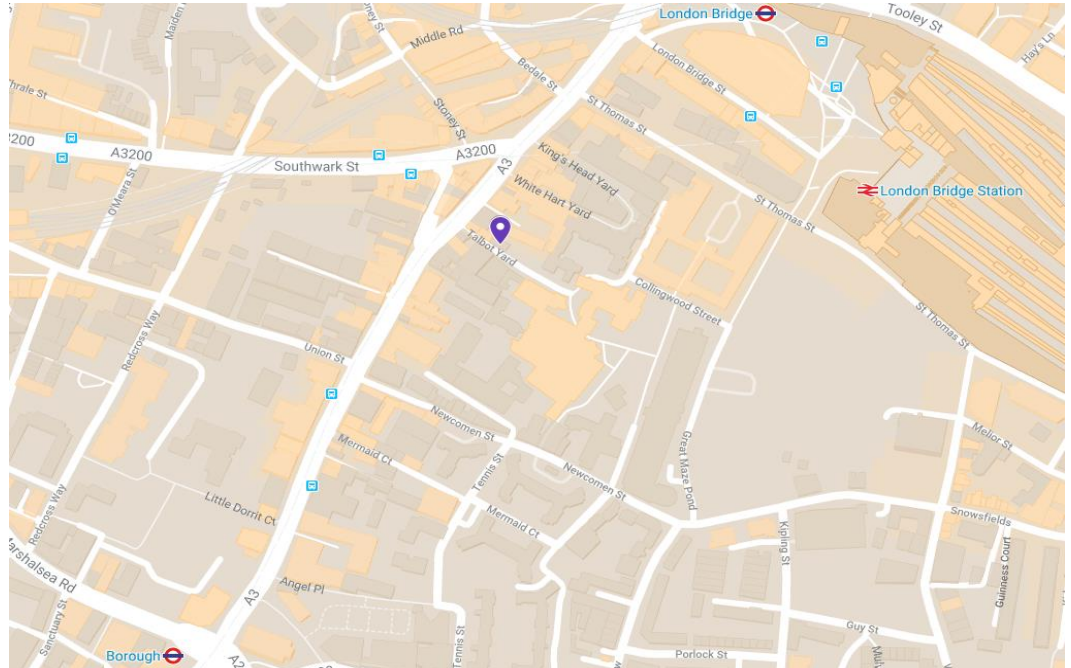
1 Talbot Yard, Borough High Street, SE1



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

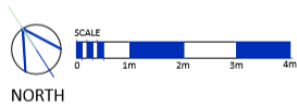
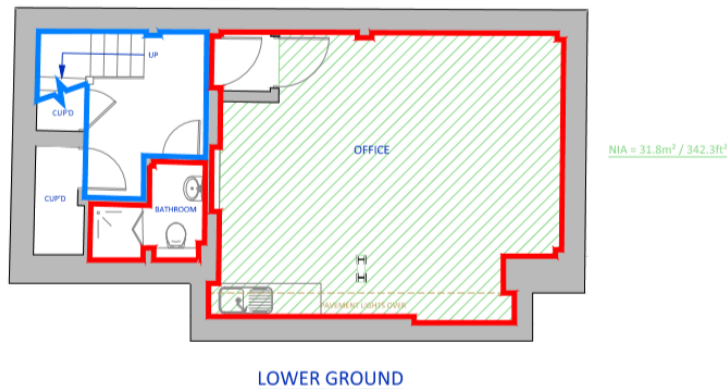
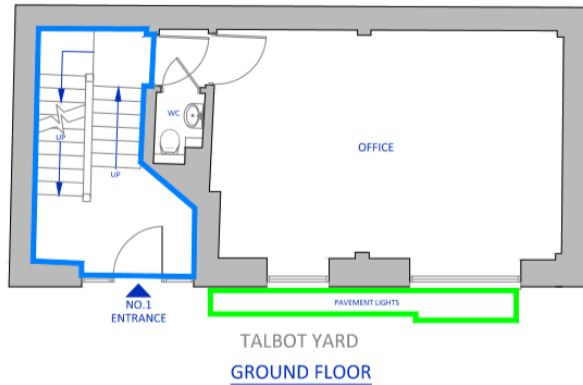
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FLOOR	SQ FT	SQ M	STATUS
Ground & Lower ground	652	60.4	Available
Total	652	60.5	



* Indicative floor plans.

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: TBC

RATES: TBC

S/CHARGE: TBC

VAT: The property is elected for VAT purposes.

EPC: (Full EPC available on request).