

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

ECONOMICAL FLEXIBLE SHORT TERM OFFICE FLOOR TO LET



WILLCOX HOUSE 140-148 BOROUGH HIGH STREET LONDON SE1 APPROX. 2,447sq ft (227.3 sqm)

LOCATION

Willcox House is a prominent office building located on the busy Borough High Street, a mere 150 metres north of Borough Underground (Northern line) and within a short walk of London Bridge station and the popular Borough Market/Bankside locality.

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity including 'The Shard' and the £6.5bn full redevelopment of London Bridge station itself.

DESCRIPTION

The available accommodation comprises the entire first floor office suite of approximately 2,447 sq ft (227.3 sqm) providing a main open plan working area plus three meeting rooms and kitchen point.

Access is via the entryphone controlled communal ground floor entrance, with stairs and passenger lift to the upper floors (including full disabled accessibility).

WILLCOX HOUSE

140-148 BOROUGH HIGH STREET, LONDON SE1

AMENITIES

Amenities for the office include :

- Gas central heating
- Cassette cooling units
- Suspended ceiling with recessed Cat. II lighting
- Perimeter trunking
- Kitchen point within the office
- Security alarm
- Passenger lift
- W.C.s within common parts
- Full disabled access to building (and disabled w.c.)



TERMS

Available to let by way of a new lease direct from the landlord on lease terms to be agreed with a landlord break in June 2020. Lease to be outside the Landlord & Act 1954.

RENT

£85,645 per annum, exclusive of all outgoings (£35 per sq ft).

BUSINESS RATES

The current Rateable Value is £75,500 and therefore the business rates payable for the year 2018/19 are approx. £37,225.

ENERGY PERFORMANCE

EPC Asset Rating = 88 (Band D).

140-148 BOROUGH HIGH STREET LOCATION PLAN

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



Important Notice

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