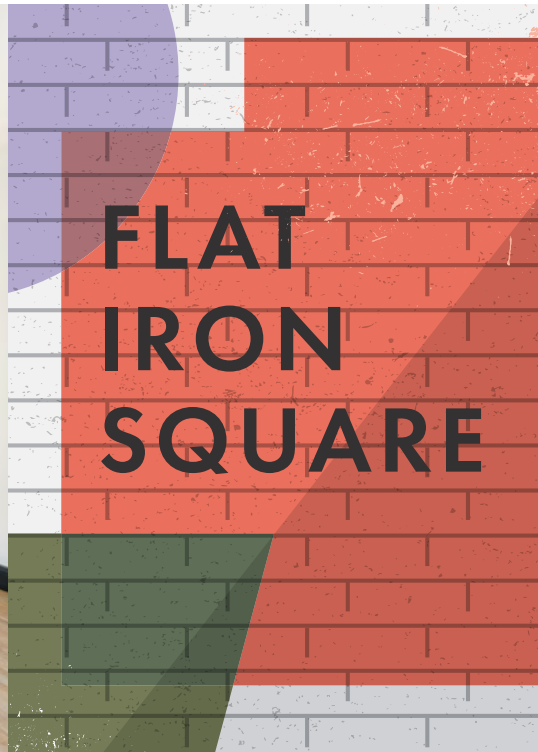


47-49
BOROUGH

HIGH STREET. LONDON SE1

Newly Refurbished Creative Office Studio To Let
In The Heart Of London's South Bank

From 749 sq ft – 1,498 sq ft



**FLAT
IRON
SQUARE**



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.

South Bank is rapidly becoming the City's most dynamic destination and home to Borough Market, Flat Iron Square and Borough Yards which is scheduled to open in 2020 and will provide 115,600 sq ft of new retail and leisure space.

Availability

Floor	sq ft
2nd	749
3rd (Un-refurbished, available February 2019)	749
Total	1,498

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 newly refurbished 2nd floor benefits 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

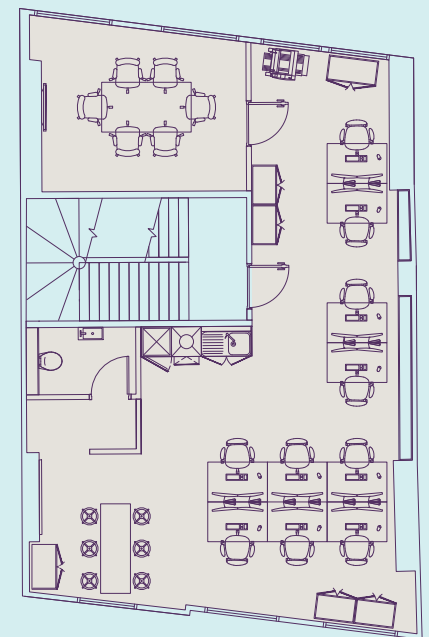
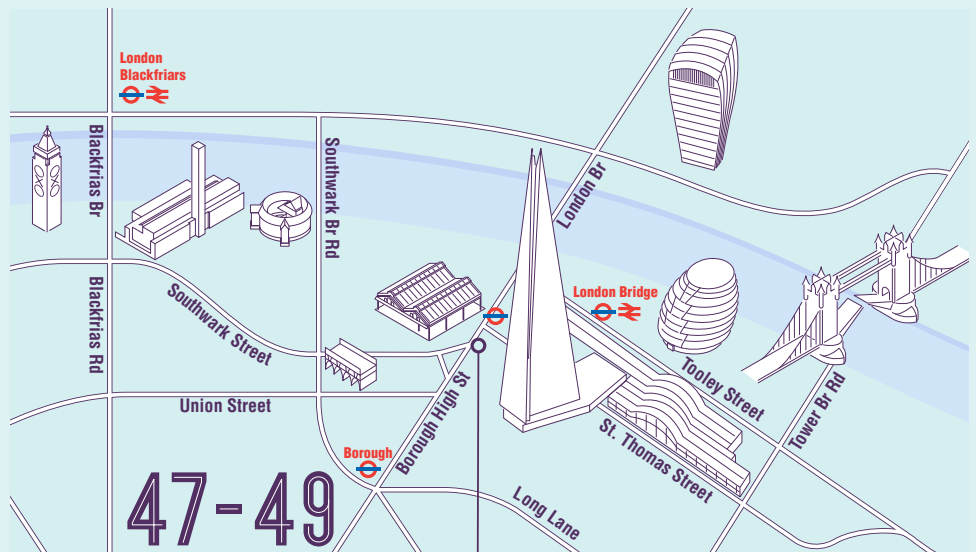
Demised WC

Fitted kitchenette

1 x large meeting room area

Refurbished entrance and shared areas

Audio phone entry system



Floor plan showing an indicative fit-out with desk arrangement (not to scale)

Borough High Street

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