

# SMALL OFFICE SUITE TO LET LONDON BRIDGE SE1 1NL

Tel: 07885 912 982  
[www.limcommercial.com](http://www.limcommercial.com)



89 Borough High Street  
London SE1 1NL

In the heart of London Bridge

Top Floor Office

Fantastic location

Opposite Borough Market  
and close to  
London Bridge station

Available now

APPROX.220 SQ FT (20.4 sqm)  
£12,000 per annum inclusive of utilities



MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



The property is located on Borough High Street, close to Southwark Street and surrounded by variety of restaurants, bars and local amenities.

London Bridge mainline and underground station is close by to include all local attractions of SE1.

### Description

A top floor office with excellent natural light and comprising gas central heating, recessed spotlighting, tea-point and a separate W.C.

Ideal for a small company requiring an office in a central location.

### VAT

The building is NOT elected for VAT.

### Term

A new lease available for a term up to three years on terms by arrangement.

### EPC

EPC asset rating = 88 (Band D).

### Rates

The Rateable Value for 2021/22 is £5,252. Therefore the rates payable is approximately £2,500.

### Service Charge

A nominal charge will be applied.

### Rent

£ 12000 per annum inclusive of all utilities.

### Further Details

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