



FIELD & SONS

COMMERCIAL

13 Risborough High Street
London
SE1 0HF



13 Risborough Street

Split Level Office

1,215 sq ft | 113 sq m

Ground and first floor office to let

13 Risborough Street

Split Level Office

Location

Located in the rejuvenated Bankside area, the premises comprise a small office building situated just off Union Street, close to the junction Great Suffolk Street. Excellent transport links as London Bridge and Waterloo stations, together with Borough Underground (Northern line) and Southwark Underground (Jubilee line) are all within a short walk.

The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and the Millennium Footbridge.

Description

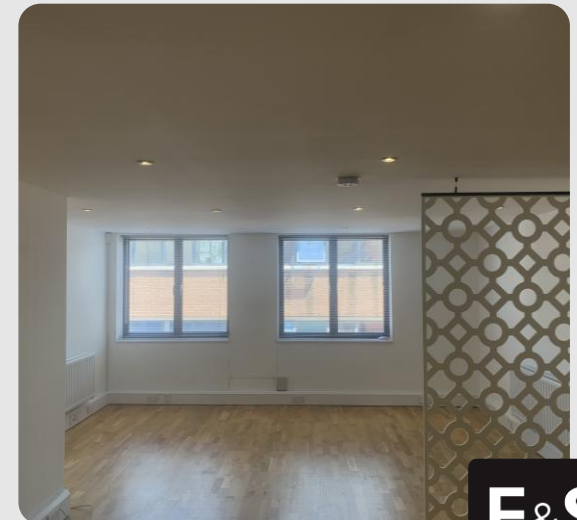
The available accommodation is arranged over the ground and first floor, connected by an internal stair.

Each floor provides an open plan office space with meeting room to the rear plus male and female w.c.s, and kitchen area on the first floor.

Access is via the entryphone controlled communal ground floor entrance, with stairs to the first floor. The overall approx. floor area is 1,215 sq ft (113 sqm).

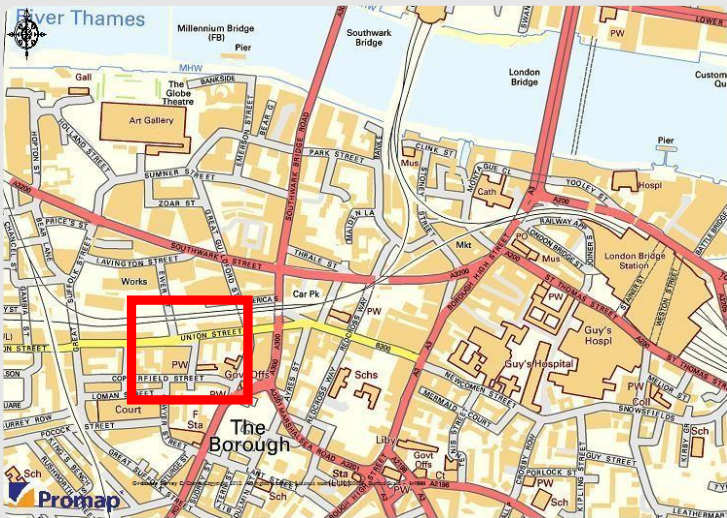
Amenities

- Cooling cassettes
- Gas central heating
- Recessed spot lighting
- Perimeter trunking
- Wood flooring
- Fully equipped kitchen point & two w.c.s
- Security alarm
- 1 parking space available on separate licence
- Security shutters on ground floor windows



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Tenure

New direct lease on terms by arrangement.

Rent

£40,000 per annum, exclusive. VAT applicable.

Business rates

Rates payable for the year 2026/27 are approximately £16,416. (Ratable value £38,000).

Service charge

Approx. £3,500 per annum.

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