

FIELD & SONS

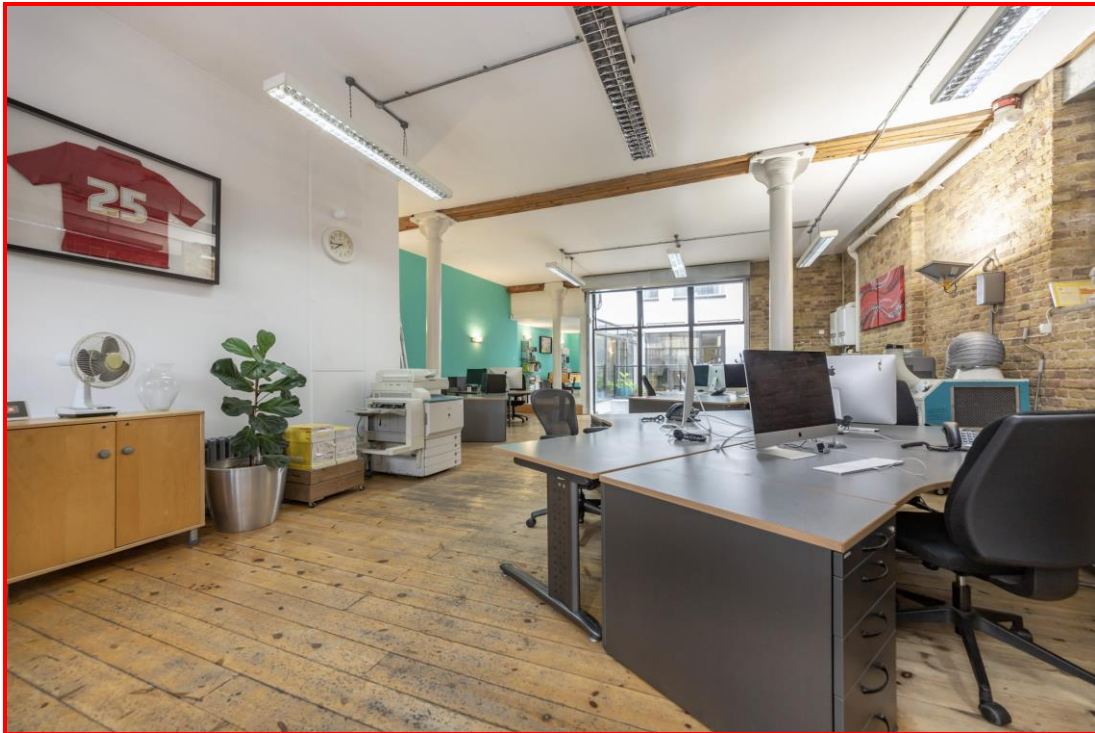
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

ATTRACTIVE PERIOD WAREHOUSE OFFICE TO LET



41 GREAT GUILDFORD STREET, LONDON SE1 0ES APPROX. 2,795 SQ FT (259.6 SQM)

LOCATION

The property is located on the east side of Great Guildford Street, between the junctions with Southwark Bridge Road and Union Street. The redeveloped London Bridge station (mainline, Jubilee and Northern lines) and Borough Underground (Northern line) are within a short walk and the property is also close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

DESCRIPTION

41 Great Guildford Street comprises an attractive converted warehouse style building with residential apartments on the upper floors and the available office accommodation over the ground and lower ground floors.

Ground floor arranged as a main open plan office plus small private/break out room at the rear and the lower ground provides similar open plan space plus kitchen point and two w.c.s. The floors are connected by way of a spiral stair at the front of the property.

There is also a small communal gated courtyard at the rear of the ground floor, directly accessed from the office. Excellent natural light on both floors. Own entrance from doorway on Great Guildford Street.

41 GREAT GUILDFORD STREET, SE1

AMENITIES

- Gas central heating
- Perimeter trunking with Cat. V cabling
- Ceiling mounted Cat. II lighting
- Solid timber floors
- Retained period features (exposed brickwork, iron columns and timber beams)
- 100Mb Virgin fibre line
- Electric security shutters
- Excellent natural light
- Shared use of private rear courtyard



ACCOMODATION

Ground Floor approx. 1,560 sq ft (144.9 sqm)
Lower Floor approx. 1,235 sq ft (114.7 sqm)
Total approx. 2,795 sq ft (259.6 sqm)

TERMS

New direct lease on terms by arrangement.

RENT

£110,000 per annum, exclusive of all outgoings.
VAT is applicable.

SERVICE CHARGE

Approximately £6,000 per annum plus VAT.

BUSINESS RATES

Approximately £35,328 payable for the year 2021/22
(the Rateable Value being £69,000).

ENERGY PERFORMANCE

To be assessed.



47 GREAT GUILDFORD STREET – LOCATION PLAN



FURTHER DETAILS

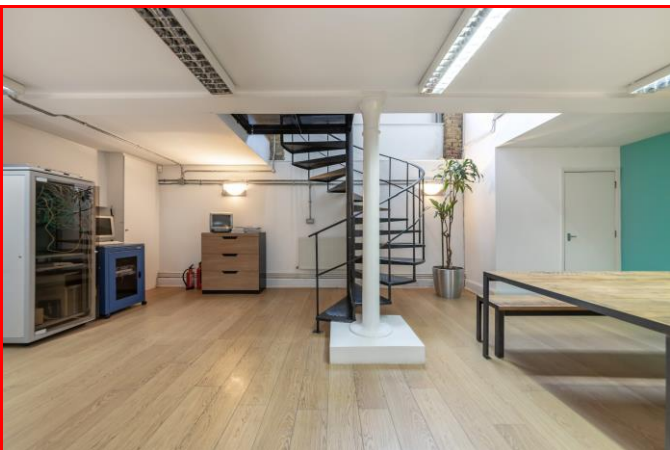
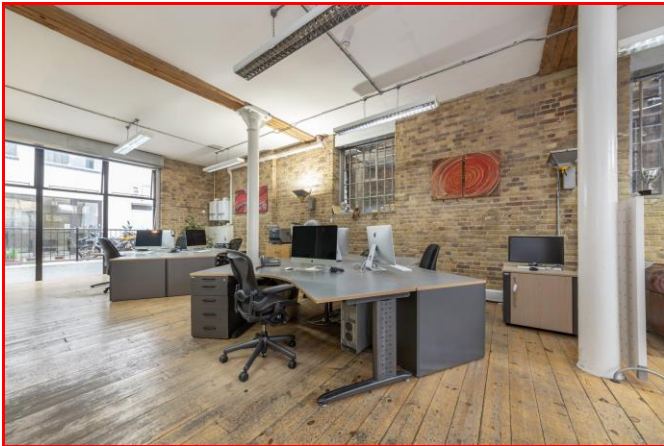
For further details please contact :

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41 GREAT GUILDFORD STREET, SE1



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