



NEWMARK

213& 215-221

BOROUGH HIGH STREET
LONDON SE1 1JA

Unique opportunity to acquire two adjoining, self-contained offices in a prime location, with potential for alternative uses, subject to planning permission.



City of London



London Bridge



London Bridge

Canary Wharf

London Bridge

Cannon Street

Blackfriars & Charing Cross

213 &
215-221

BOROUGH HIGH STREET



Borough



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Executive Summary

- Available individually or in parts
- Total Gross Internal Area of 18,033 sq ft (1,675 sq m)
- Site area of c. 0.113 acre (0.046 hectare)
- No. 213 offered with vacant possession
- Nos. 215-221 are let to Urban Space Solutions Limited for a term of 3 years expiring on 7 November 2028, with a mutual option to break at any time on 3 months' notice
- Lawful planning use - class E
- Positive planning pre-application advice received in October 2025 for residential/commercial uses
- Offers are invited for the freehold interest in the property

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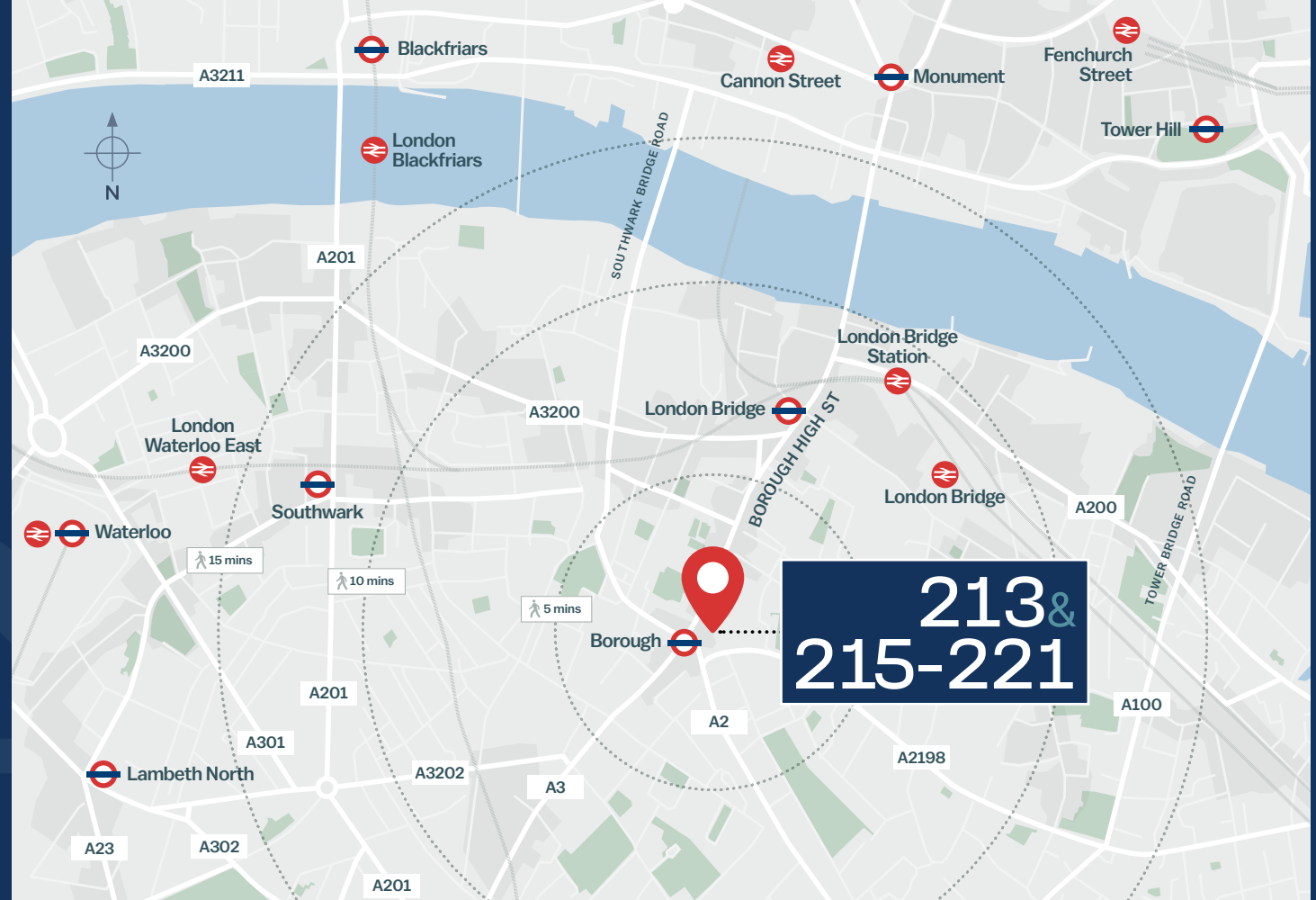
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Location

The property is located within the London Borough of Southwark. The area is characterised by shops, restaurants and the popular Borough Market.

The property overlooks Tabard Street to the south, which comprises an area of public space, occupied Monday to Friday by Tabard Street Food Market. Across Tabard Street is the Grade II listed St George the Martyr Church.

Borough Underground Station is situated directly opposite the property, providing Northern Line services and links to the wider London Underground Network. London Bridge Station and London Waterloo Station are located within a mile from the property. Borough Station bus stop is only 0.1 miles from the property.

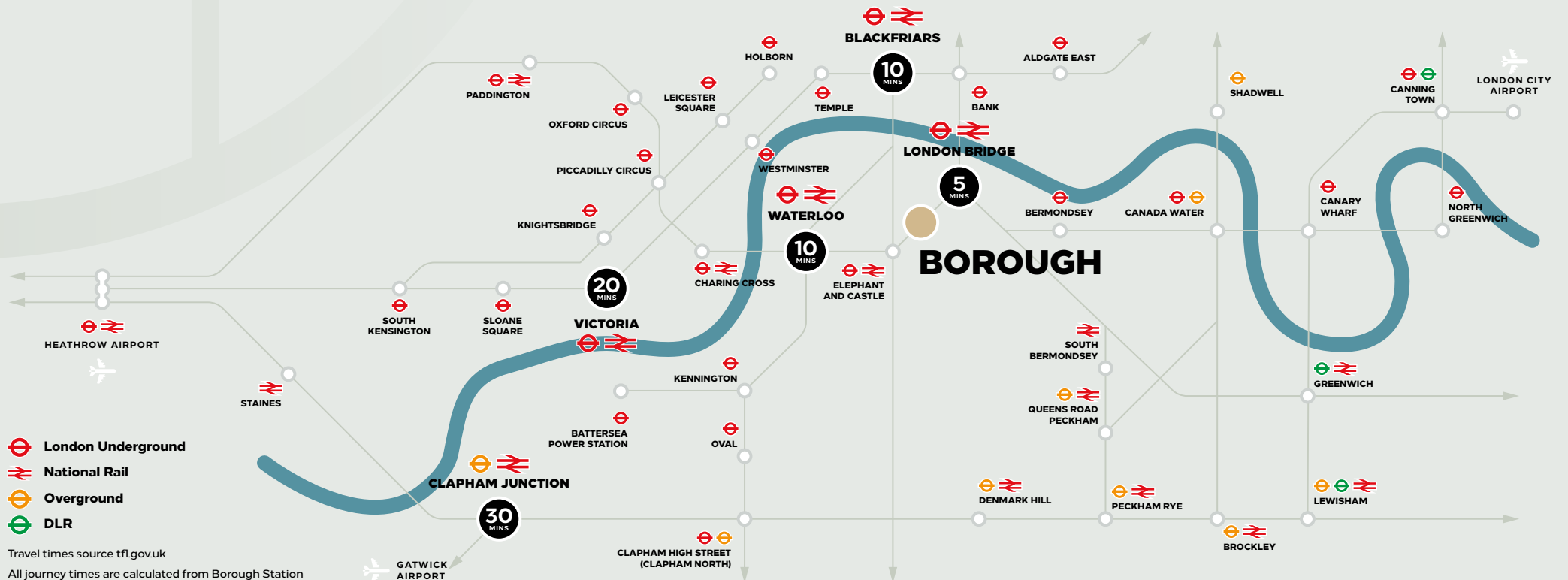


The area is recognised for commercial, restaurant and evening leisure options.



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Connectivity



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The Property

The property comprises two adjoining, self-contained offices arranged over basement, ground and three upper floors.

213 Borough High Street

Comprises predominantly open plan accommodation, arranged over basement, ground and three upper floors.

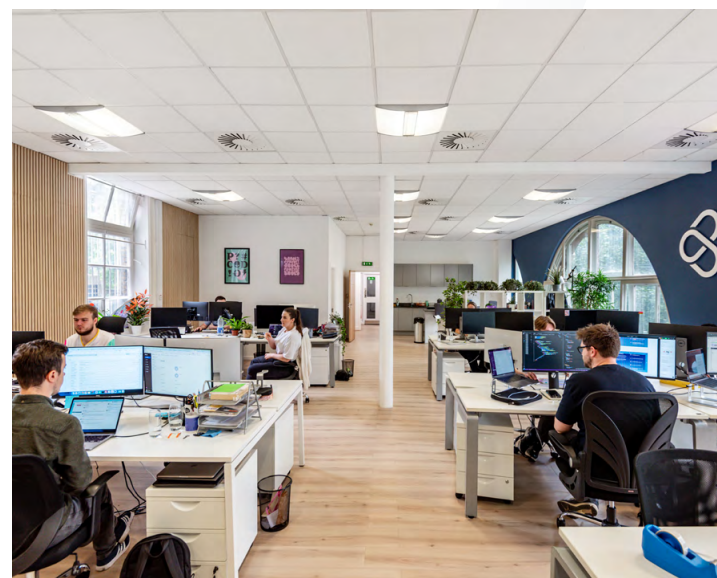
The property was originally constructed in the late 1800s and was rebuilt in the 1980s with period features.

215-221 Borough High Street

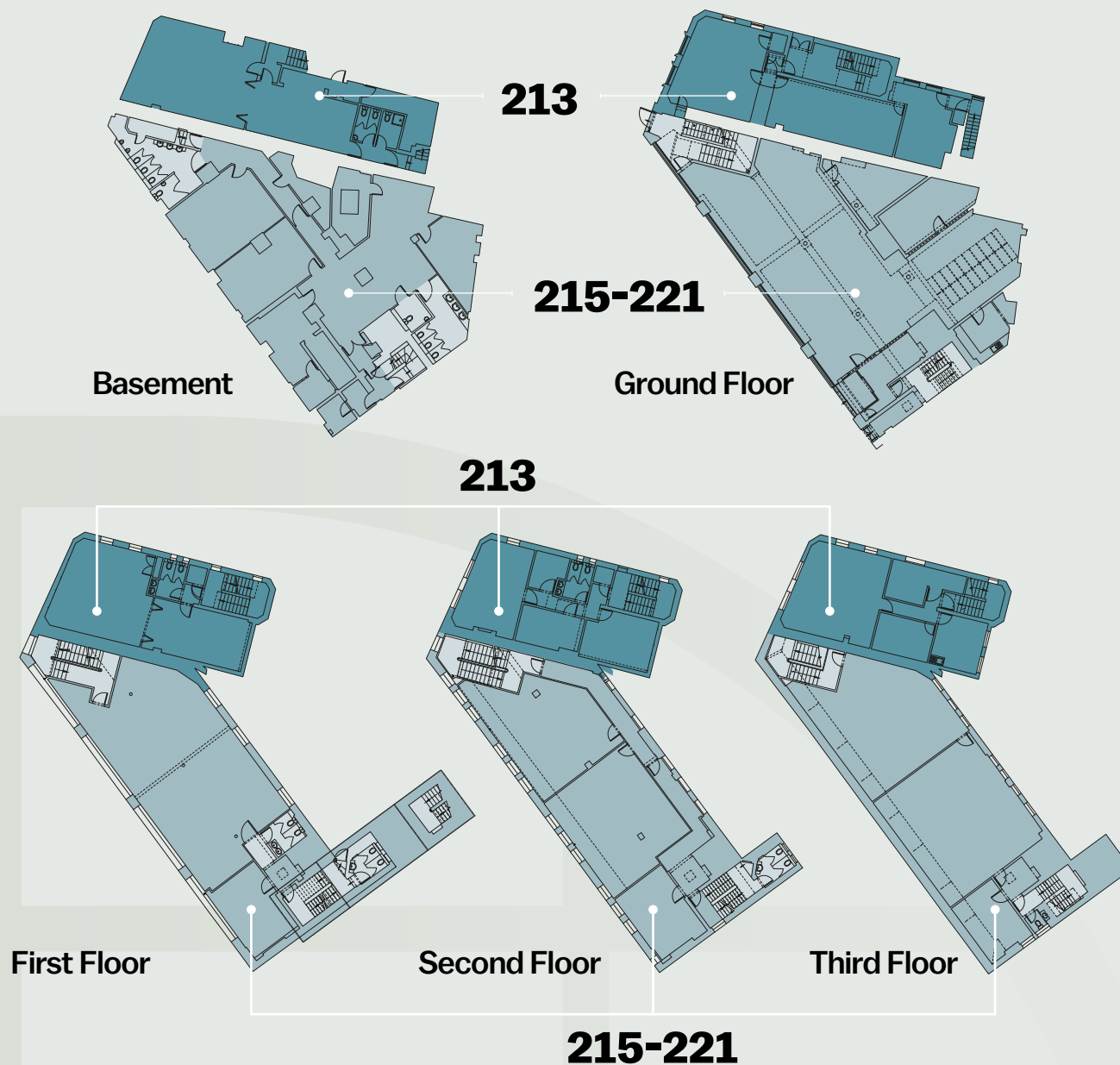
Comprises principally open plan accommodation over basement, ground and three upper floors which has been sub-divided to create a well-lit, flexible serviced office space.

The property was originally constructed in the early 1900s with ornate period features including stone pillars and oversized arched bay windows.

Access is via the main entrance fronting Tabard Street overlooking St. George the Martyr Church.



Accommodation



The properties have been measured in accordance with the current RICS Code of Measuring Practice and provide the following Gross Internal Areas (GIAs) and Net Internal Areas (NIAs):

Accommodation	Area sq m (GIA)	Area sq ft (GIA)
213 BOROUGH HIGH STREET		
Basement	118.12	1,271
Ground	121.60	1,309
1st	87.97	947
2nd	87.37	940
3rd	87.67	944
SUB-TOTAL	502.73	5,411

215-221 BOROUGH HIGH STREET		
Basement	289.95	3,121
Ground	294.22	3,167
1st	194.63	2,095
2nd	199.64	2,149
3rd	194.16	2,090
SUB-TOTAL	1,172.60	12,622
TOTAL	1,675.33	18,033

Accommodation	Area sq m (NIA)	Area sq ft (NIA)
213 BOROUGH HIGH STREET		
Basement	86.99	936
Ground	87.11	938
1st	64.84	698
2nd	59.16	637
3rd	70.59	760
SUB-TOTAL	368.69	3,969

215-221 BOROUGH HIGH STREET		
Basement	186.69	2,010
Ground	219.16	2,359
1st	142.18	1,530
2nd	128.50	1,383
3rd	155.53	1,674
SUB-TOTAL	832.06	8,956
TOTAL	1,200.75	12,925

*Approximate floor areas have been scaled from plans.

Planning & Development Potential

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The properties are situated within the London Borough of Southwark and are in the Borough High Street Conservation Area. The building's use class is considered Class E "Commercial, Business and Service" under the Town and Country Planning (Use Classes) Order 1987, as amended 2020.

Nos. 215-221 are locally listed.

There has been a positive planning pre-application meeting dated 2 October 2025 for redevelopment for either a hotel, mixed-use residential or commercial uses.

There is the potential to extend Nos. 215-221 to the rear, and add an additional floor to No. 213, subject to planning permission.

Full details of the pre-application advice, along with supporting documents and information on alternative use potential, are available within the data room.

Interested parties should make their own enquires with the London Borough of Southwark.

We consider the property would suit a variety of alternative uses, including hotel, leisure, residential and other commercial uses, subject to planning permission.



Residential



Leisure



Hotel



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Tenure

The property is held under two separate freehold titles. No. 213 is offered freehold with vacant possession.

Nos. 215-221 are offered freehold subject to a short-term lease to Urban Space Solutions, details of which we summarise below.

Lease

The property is currently let to Urban Space Solutions Limited on a turnover rent basis expiring on 7 November 2028. The lease is contracted outside the Landlord and Tenant Act 1954 and benefits from a mutual break option to break at any time on 3 months' notice.

We understand that the rent is a turnover rent, based on 40% of profit. Rent from the most recent quarter (April to June 2025) equates to £13,800. Further information is available in the data room.



EPC

213-221 Borough High Street - Rating C.

VAT

The property is not elected for VAT.

Viewings & Further Information

The property is partly-occupied and viewings are strictly to be arranged via prior appointment with sole agents, Newmark. No parties are to attend the site without appointment.

A data room is available containing the following documents:

- Floor plans
- Lease for Nos. 215-221
- Registered Titles & Title Plans
- Ordnance Survey Plan
- Planning Pre-Application Response
- EPC
- Photographs
- Indicative alternative drawings

Offers

We are inviting offers on behalf of the Vendor for the freehold interests by way of informal tender. The vendors will consider offers for the properties individually or as a whole. Further details on the sale process can be made available on request.



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Contacts

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