

TO LET

BANKSIDE



**40 BOROUGH HIGH STREET,
LONDON, SE1**

APPROXIMATELY 2,520 SQ FT (234.10 SQ M)

**Attractive Period Office Building
To Let
Close to London Bridge**

**Edward
Symmons**

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www.espbankside.com



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LOCATION

This period office building is located on the west side of Borough High Street, just south of its junction with Southwark Street.

The immediate vicinity has undergone significant regeneration in recent years and boasts a number of new restaurants, wine bars and shops, for example, Marks & Spencer. When completed the 'Shard of Glass' next to London Bridge Station will be Europe's tallest tower and provide up to 600,000 sq ft of office accommodation.

London Bridge mainline and underground (Northern and Jubilee line) stations are situated less than two minutes walk only.

DESCRIPTION

This attractive Georgian building has undergone a complete refurbishment programme in recent years and retains many of its original features, whilst providing efficient, modern accommodation. The offices are approached via a private entrance leading from Borough High Street, having a prominent frontage to the street.

FLOOR AREAS

Third Floor	315 sq ft	29.26 sq m
Second Floor	605 sq ft	56.20 sq m
First Floor	685 sq ft	63.63 sq m
Ground Floor	715 sq ft	66.42 sq m
Basement	200 sq ft	18.58 sq m
Total	2,520 sq ft	234.10 sq m

AMENITIES

- CENTRAL HEATING
- FULL CARPETING
- ATTRACTIVE WOOD PANELLED BOARDROOM
- KITCHENETTE
- ENTRYPHONE SYSTEM
- PART AIR CONDITIONING
- STORAGE
- 24 HOUR ACCESS

TERMS

A new lease for a term by arrangement.

RENT

£66,000 per annum exclusive.

LEGAL COSTS

Each party is responsible for their own legal costs incurred.

POSSESSION

Immediate upon completion of legal formalities.

2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

