

# SMALL OFFICE SUITE TO LET LONDON BRIDGE SE1 1NL

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



**SECOND FLOOR OFFICE**

**EXCELLENT NATURAL  
LIGHT**

**FANTASTIC LOCATION**

**OPPOSITE BOROUGH  
MARKET AND YARDS  
FROM LONDON BRIDGE  
MAINLINE &  
UNDERGROUND**

**VAT & EPC EXEMPT**

**AVAILABLE NOW.**

**89 BOROUGH HIGH STREET, LONDON SE1  
APPROX. 220 SQ FT (20 SQM)**

**RENT - £14,500 PER ANNUM  
AVAILABLE NOW.**

## SECOND FLOOR



# VIEW FROM THE OFFICE



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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 second floor office with excellent natural light 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

Exempt.

### Rates

The Rateable Value for 2025/26 is £7,200. Therefore the rates payable is approximately £3,600. All interested parties are to make their own enquiries with the local authorities.

### Service Charge

A service charge of approximately £70 per calendar month.

### Rent

£14,500 per annum exclusive.

### Further Details

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