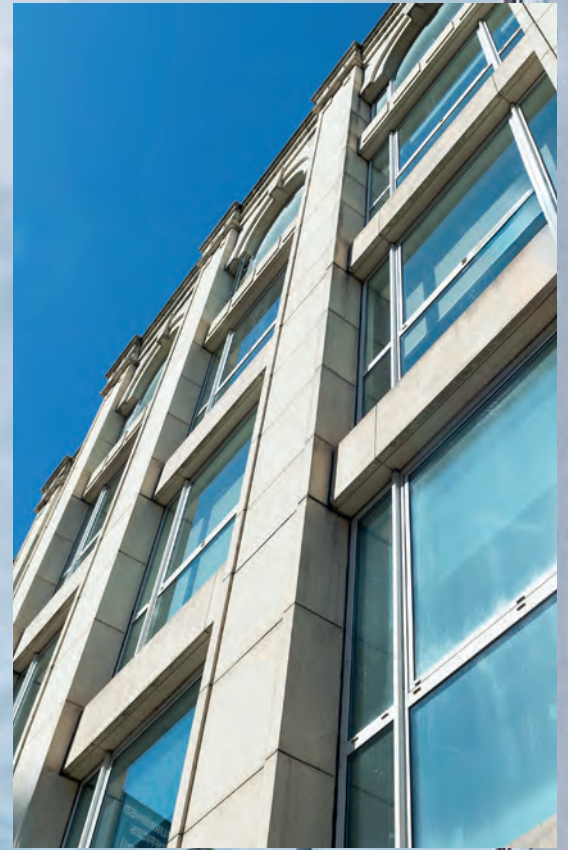


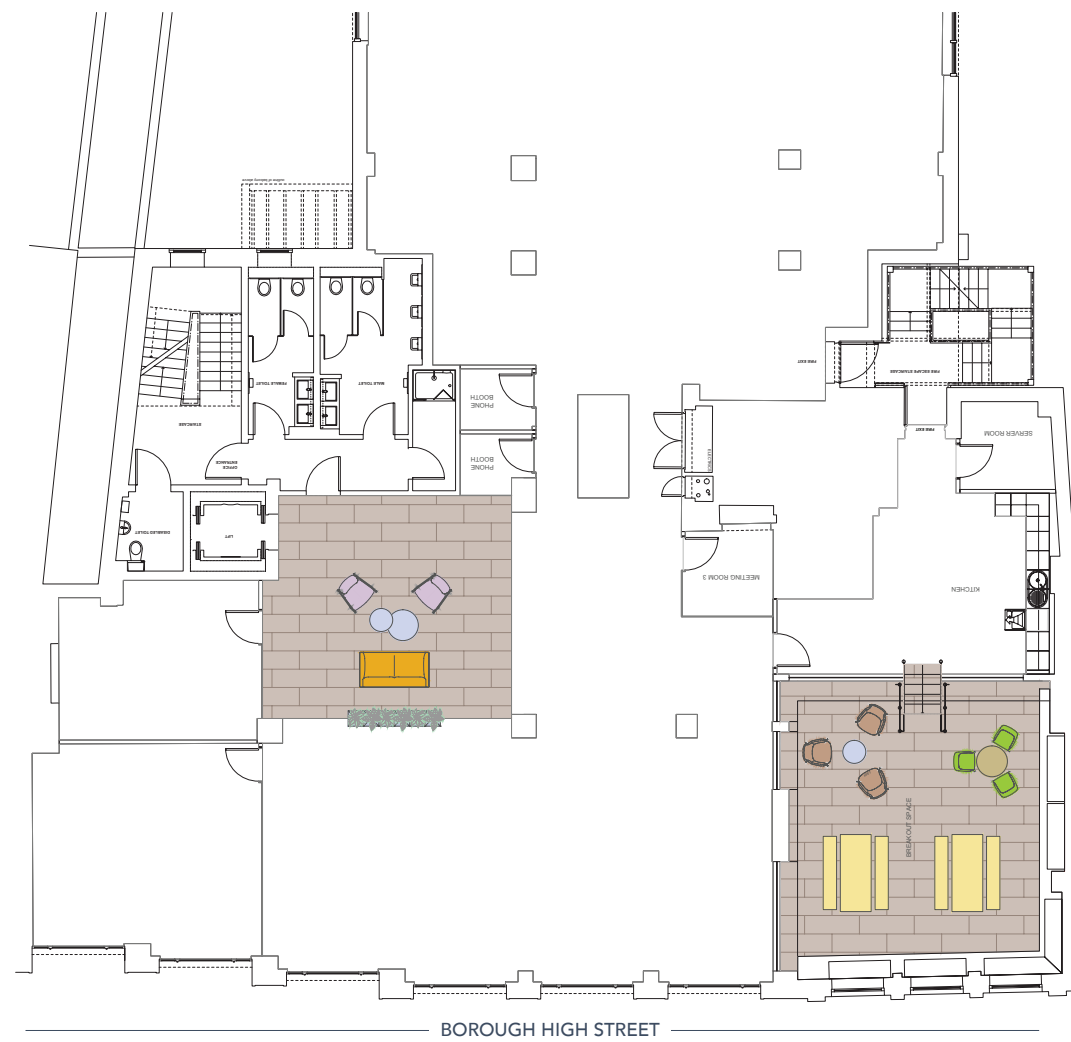
**NEW REFURBISHED  
HIGH QUALITY  
OFFICES CLOSE TO  
LONDON BRIDGE  
TO LET 5,545 SQFT**



**124-126**

**BRIDGEGATE HOUSE  
BOROUGH HIGH STREET  
LONDON SE1 1BL**





**ACCOMMODATION**  
The accommodation comprises the following areas:

**THIRD FLOOR**  
5,545 sq ft / 515.15 sq m

- AMENITIES**
- Easy walking distance to London Bridge Station
  - Secure bicycle storage & showers
  - Fully fitted kitchen
  - Newly refurbished
  - Air conditioning
  - Under floor trunking



The offices are self-contained and arranged on the entire third floor and have been comprehensively refurbished to a high standard to provide 3 meeting rooms divided by demountable partitioning, a breakout area and fitted kitchen.

The property is conveniently located less than a 4 minute walk only of London Bridge mainline and underground stations (Jubilee/Northern lines). Borough market is also close by. The immediate vicinity has undergone significant regeneration and improvement in recent years.







JUBILEE

**LONDON BRIDGE**

Southwark: 2 mins  
Waterloo: 3 mins  
Westminster: 4 mins  
Green Park: 7 mins

Bermondsey: 2 mins  
Canada Water: 4 mins  
Canary Wharf: 6 mins



**TERMS:**

A new lease is available from the Landlord for a term by arrangement.

**RENT:** £52.50 per sq ft

**RATES PAYABLE:** £14 per sq ft

**SERVICE CHARGE:** £7.50 per sq ft

**EPC RATING:** B (32)

**OCCUPATION:**

Immediate upon completion of legal formalities

**LEGAL COSTS:**

Each party is responsible for their own legal costs incurred.

**VIEWING:**

By appointment through sole letting agents.

**CLICK HERE**

for the virtual tour.

124-126boroughhighstreetse1.co.uk



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