

REVISED TERMS
**NOW
PRE-LET**

**58
BOROUGH
HIGH STREET
LONDON BRIDGE
SE1**



**FREEHOLD
SELF CONTAINED
OFFICE BUILDING
5,850 SQ FT
(543.46 SQ M)**

Let to a Top 75 Law Firm for
10 years with an indexation rent
review at the end of the fifth year

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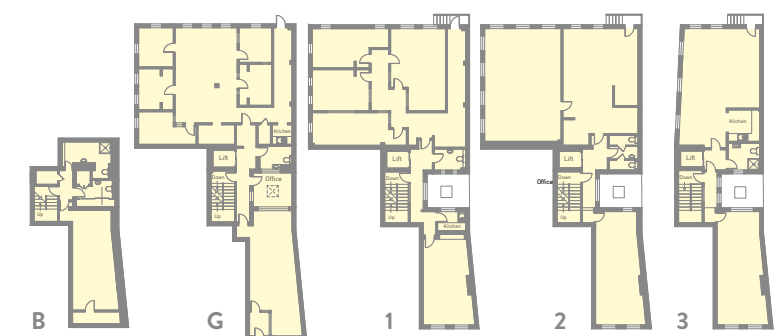
**THIS GRADE II LISTED BUILDING
CURRENTLY PROVIDES OFFICES
OVER BASEMENT, GROUND AND
THREE UPPER FLOORS WITH THE
OPPORTUNITY FOR UPGRADING**

Planning Consents have been granted to extend the third floor and add an additional fourth floor, altogether providing a further 1,400 sq ft of either offices or offices/residential, together with potential relocation of the lift.

- Air conditioning
- Passenger lift
- Raised floors
- Shower facilities
- Excellent natural light



Third Floor	1,100 sq ft	102.19 sq m
Second Floor	1,355 sq ft	124.02 sq m
First Floor	1,610 sq ft	149.57 sq m
Ground Floor	1,535 sq ft	142.60 sq m
Basement	270 sq ft	25.08 sq m
Total	5,850 sq ft	543.46 sq m



[CLICK HERE FOR PLANS](#)

[CLICK HERE FOR PROPOSED EXTENSION PLANS](#)





THE PROPERTY IS ON BOROUGH HIGH STREET WITHIN A FEW MINUTES WALK OF LONDON BRIDGE STATION



The property is located on the west side of Borough High Street near the junction with Southwark Street, close by the famous Borough Market and London Bridge Station (Jubilee, Northern and Mainline services). This popular and vibrant area is well served by a wide range of restaurants, bars and shops.

TENANCY

A new lease to be granted from the date of Completion to Taylor Rose (t/a MW Solicitors) for a term of 10 years at a rent of £230,000 per annum with an RPI rent review at the end of the fifth year.

Taylor Rose TTKW Limited following its acquisition of McMillan Williams Solicitors Limited is now a top 75 law firm. The combined firm now represents revenues of over £45 million with 32 offices nationwide covering Cumbria to Sussex with headquarters in Peterborough and London. They specialise in a range of services to both personal and business customers alike and amongst the top conveyancing firms in the country.

PRICE - Offers in excess of **£4.8 million** exclusive of VAT, reflecting a net initial yield of 4.5% after purchaser's costs

Viewing by arrangement with the joint sole agents

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& PARTNERS
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These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information supplied by others. You should verify these particulars on your visit to the property and these particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error on these particulars or any other information given. All costs plus VAT where applicable. Subject to Contract. September 2020.

TENURE

Freehold.

RATES

Rates payable for the current year amount to approximately £94,977 per annum (£17.10 per sq ft).

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

VAT will be payable on the purchase price.

EPC

Available upon request.

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EXISTING FLOOR PLANS

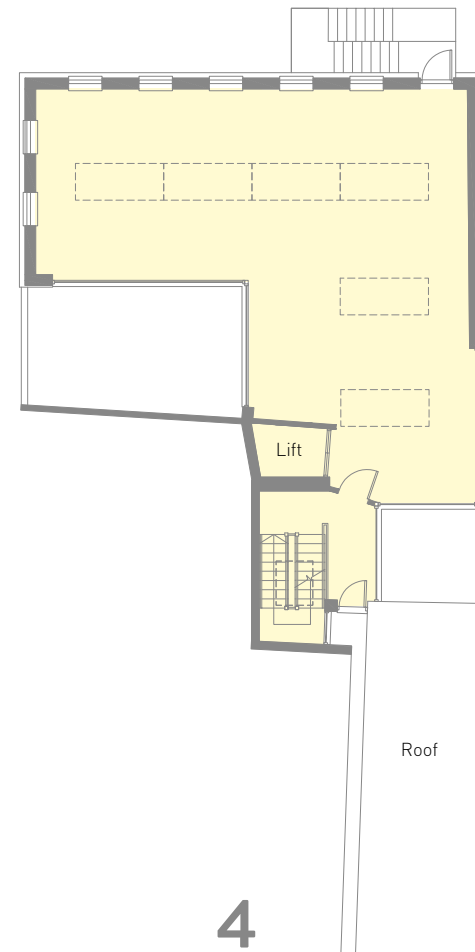
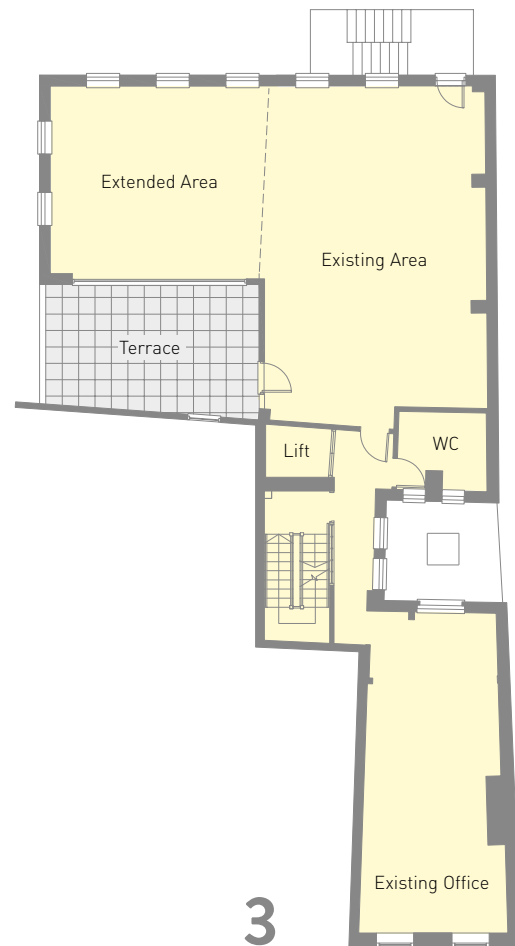


NOT TO SCALE

[RETURN TO BROCHURE](#)

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CONSENTED EXTENSION FLOOR PLANS



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