



real estate advisers

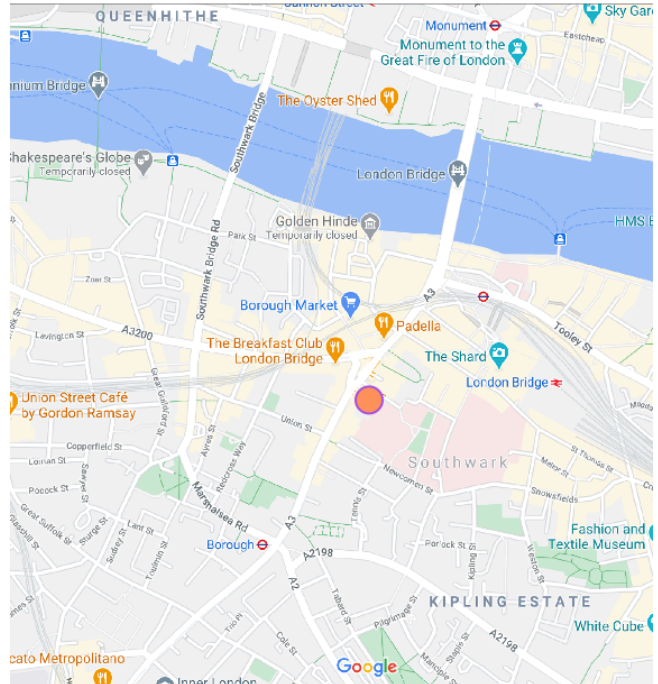


Offices to Let

652 Sq ft

1 Talbot Yard, SE1

Newly refurbished office space next to London Bridge



Description

The available space is located on the ground and lower ground floors in this attractive, refurbished period building. Each floor provides modern open plane office space, together with male and female W/Cs and showers at basement level.

Location

The property is situated on Talbot Yard, which is located off Borough High Street, close to the junction with Southwark Street. The property is just a short walk from Borough Market and all the amenities this popular destination has to offer.

London Bridge and Borough Tube Stations are both located within a 5 min walk and there are excellent bus services with connections to the City of London and the wider SE1 Borough.

FLOOR	SQ FT	SQ M	STATUS
Ground	310	28.8	Available
Lower Ground	342	31.8	Available
Total	652	60.6	

Contact us bbg real estate advisers



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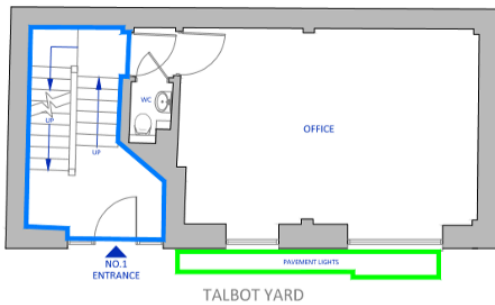




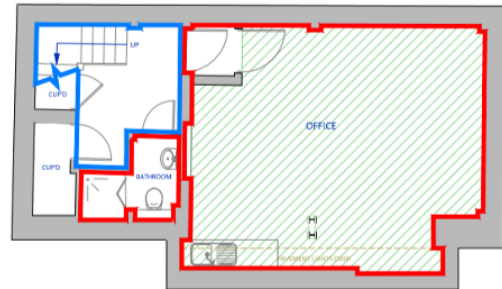
Amenities

- Recently refurbished building
- Exposed services
- Air conditioning
- Perimeter trunking
- Tea point on both floors
- Fully cabled on both floors with 100mb fibre
- Demised W/Cs and shower (in basement)
- Video Entry Phone

Floor Plans



Ground Floor (Not to scale*)



Lower Ground Floor (Not to scale*)



TERMS:

A new lease is available direct from the landlord to be contracted out of the provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

RENT:

£55.00 / sq ft

RATES:

£7.43 - £14.81 / sq ft (20/21 est)

S/CHARGE:

£4.97 / sq ft (inc. insurance)

VAT:

The property is elected for VAT

EPC:

Available on request.