

10-12 Empire Square West Tabard St London SE1 4NA



E Class Unit Available on a new Lease
Large 6,954 sq ft unit



Location

The property fronts Tabard Street, situated close to both Borough High Street and Long Lane. Borough station is 0.2 miles away, only a 4 minute walk. The area benefits from a high density of office workers and residents, with a host of retail and F&B on the south side of Borough High Street.

The street benefits from the Tabard Street Food Market trading Monday to Friday. Other occupiers nearby include **Puregym, Tesco Express, Starbucks** along with a mix of independent retail and F&B operators.

Accommodation

The property is currently fitted as a nursery and the demise is et over ground floor only.

Floor	Sq. M	Sq. Ft
Ground	646.28	6,954

The property benefits from 5 parking spaces.

Lease

Available by way of a new FRI lease for a term to be agreed.

The Rent

£200,000 per annum

Use

E Class.

Service Charge

TBC

Rates

The property has a rateable values as of April 2023 as shown below.

Ratable Value	£124,000
UBR (2023/24)	51.2p
Rates Payable	£63,488

Prospective tenants are advised to make their own investigations with the local authority business rates department.

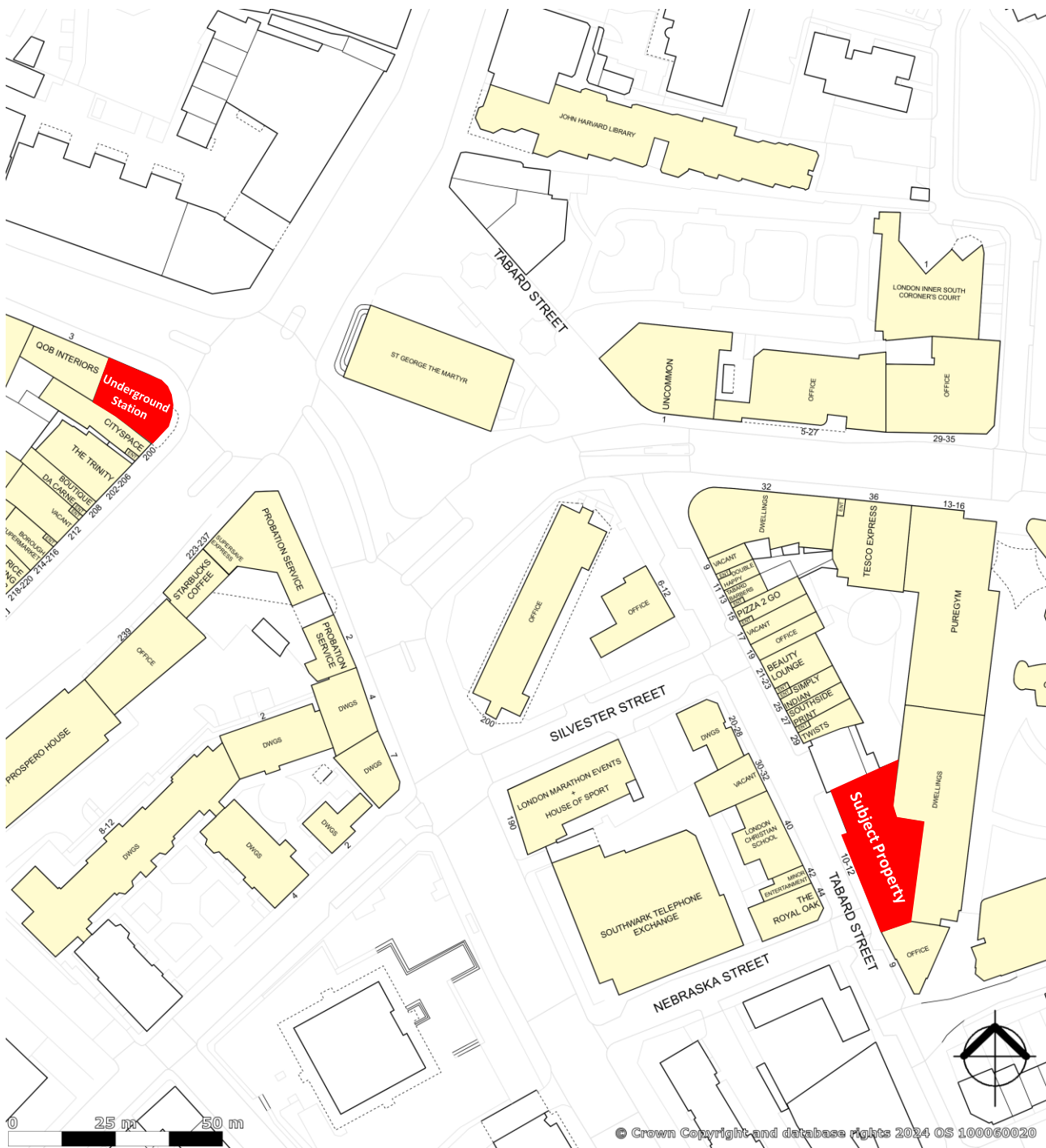
Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

EPC

EPC rating B, a copy of the certificate can be provided at request.

10-12 Empire Square West, Tabard St
London
SE1 4NA



Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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