

QUALITY A/C OFFICE FLOORS WITH NATURAL VENTILATION TO LET | 6,735 – 10,893 sq ft



Location

200 Great Dover Street is located c.600 metres south of London Bridge and Borough Market, c.50 metres from Borough Underground Station (Northern Line) and under 10 minutes walk to London Bridge Station (Network South-East, Thameslink, Northern and Jubilee Lines).


The success of Borough Market's fantastic food brand and the High Street offering of lively bars and restaurant nightlife makes this one of London's premier City Office locations.

Description

The 4th floor provides mainly open plan office space with suspended light fittings and an exposed ceiling mounted heating / cooling system which works well with the natural fresh air ventilation from the openable windows. The offices also benefit from access to a large roof garden / terrace. There is a further 4,158 sq ft in the building which is also available for assignment.

The building offers 24 hour security, a concierge and showers / bike stores / changing rooms also available to tenants.

Rhys Evans, Partner

 020 7025 1393

Floor Areas

Floor	sq ft	sq m	
4 th Floor	6,735	626	
Lower Ground	4,158	386	May be available in addition to 4 th Floor
TOTAL (approx.)	10,893	1,012	


*Measurement in terms of NIA

Borough

This area owes its name to the time when, at the southern end of London Bridge, it was literally the only borough outside the City of London itself.

Borough is renowned for its ancient covered market and practically infinite assortment of local attractions. Borough is celebrated for being one of South London's most trendy districts, home to various emerging creative businesses and a plethora of shops, bars and restaurants.

Joint sole agent Eleanor Barnett – MCS Ltd

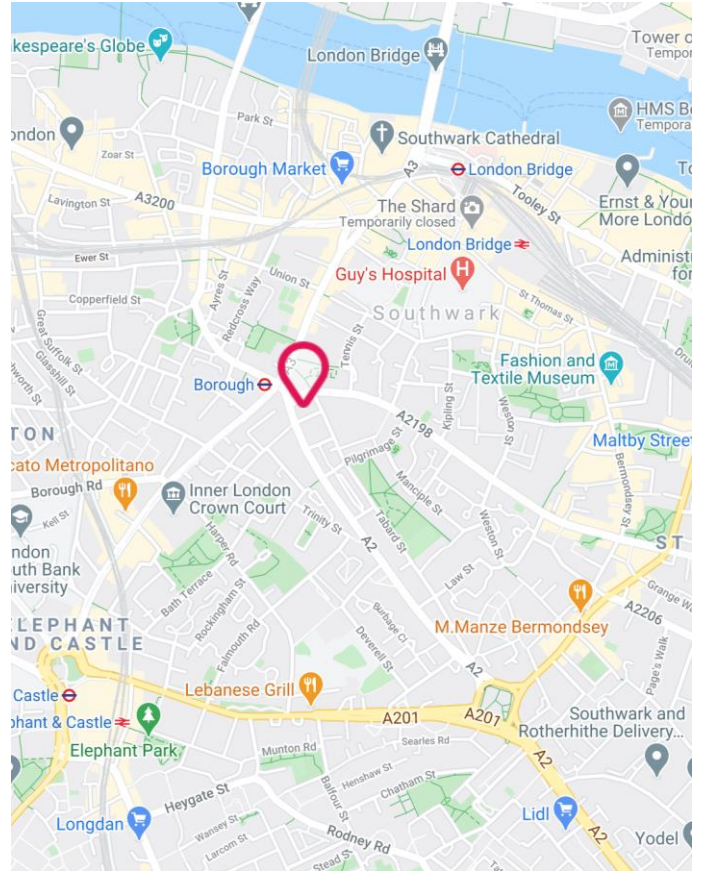
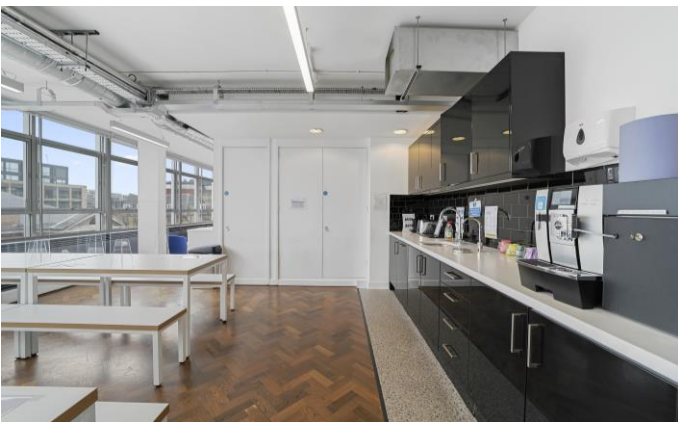
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2022

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Terms

Tenure:	Leasehold
4th Floor Lease:	Sub lease / Assignment available to May 2026
Rent:	£55.00 psf pax
Rates:	Estimated at £14.74 psf (2021/22)
Service Charge:	Approximately £10.97 psf pax
LG Floor Lease:	Assignment available to May 2026
Rent:	£39.50 psf pax
Rates:	Estimated at £6.96 psf (2021/22)
Service Charge:	Approximately £10.97 psf pax



Amenities

- Exposed ceiling mounted heating / cooling with fresh air ventilation
- Large roof terrace
- 24 hour security
- Concierge
- Showers / bike store / changing room
- 3 minutes from London Bridge
- Modern reception area

Rhys Evans, Partner

 020 7025 1393
 revans@monmouthdean.com

Joint Agent - Eleanor Barnett

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 eleanor.barnett@95jermynstreet.com



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