

Est. 1955

Tarn &Tarn

**UNIT 3 GALLERY
COURT
4-10 HANKEY PLACE
BOROUGH
SE14BG**

**RECENTLY
REFURBISHED
WORKSPACE IN
CLOSE PROXIMITY TO
LONDON BRIDGE AND
BOROUGH
1,671 FT²**



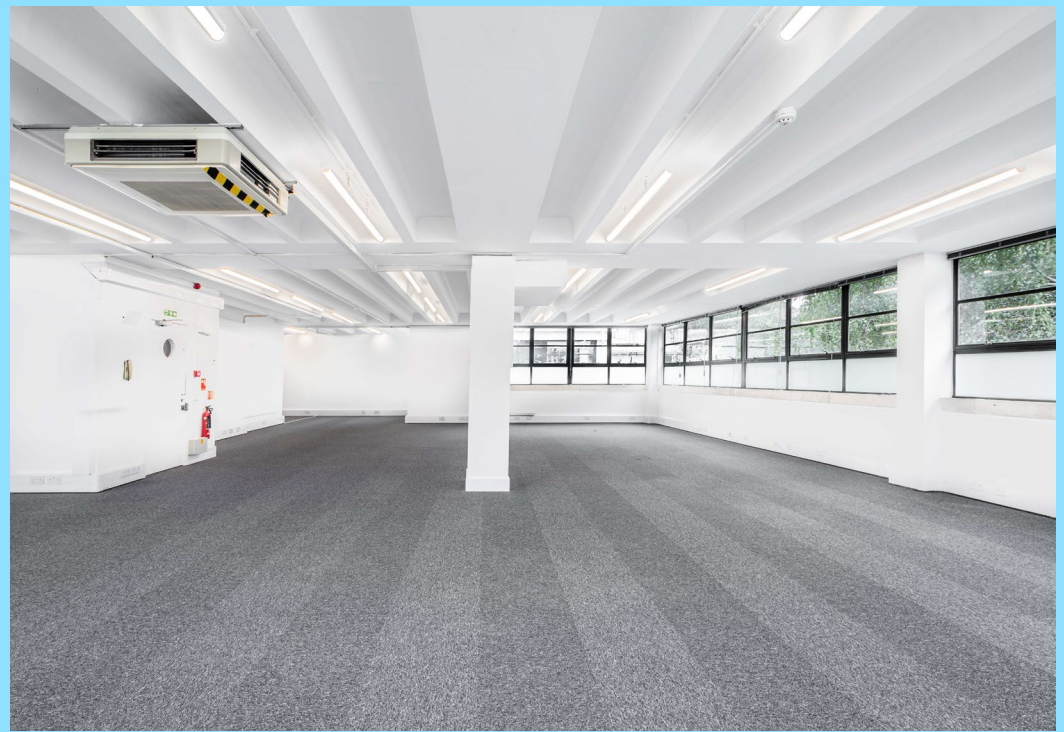
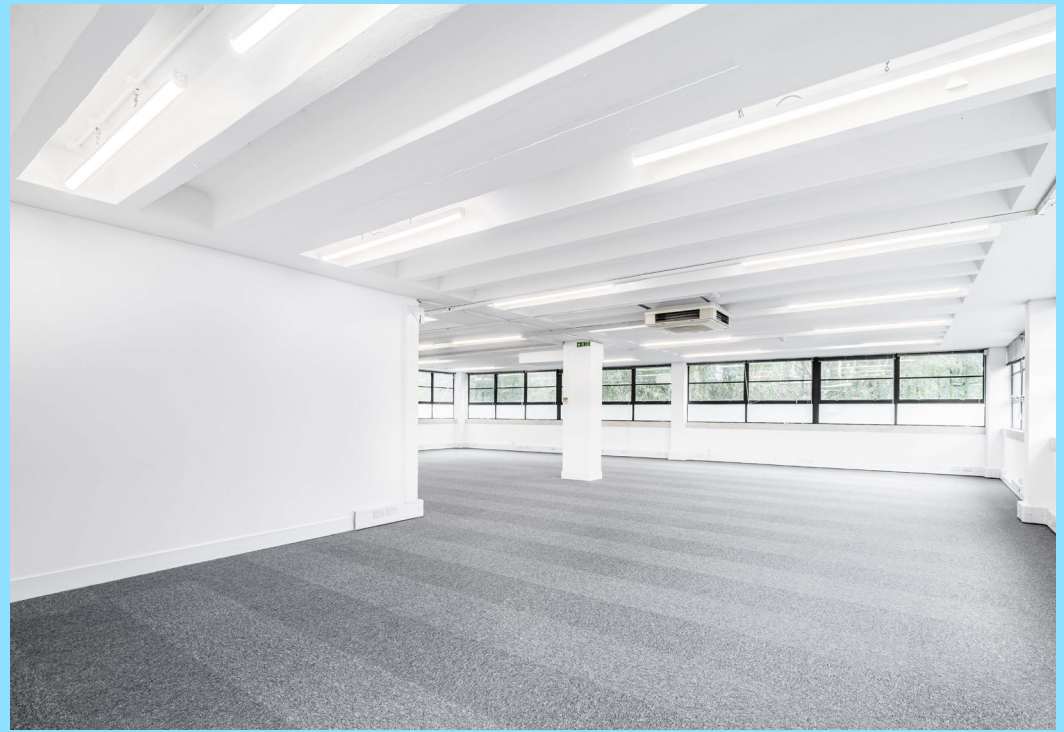
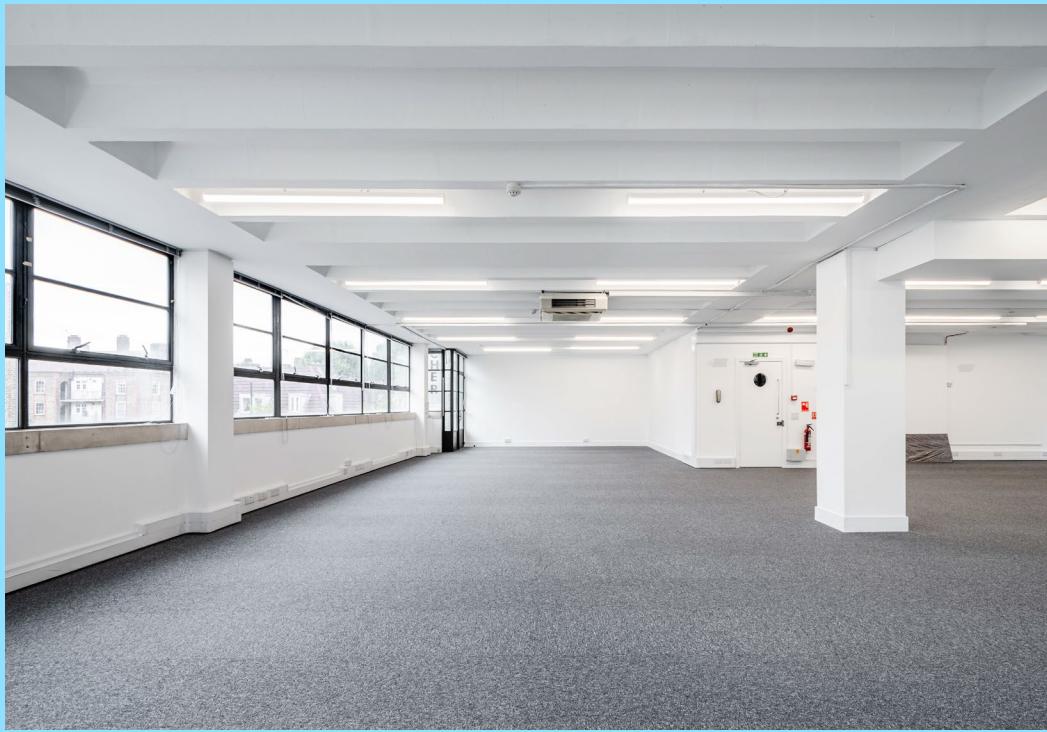
DESCRIPTION

The available accommodation is a self-contained workspace located on the second floor of this modern commercial building. This office offers several advantages: it is flooded with natural light, has excellent floor-to-ceiling height, and is equipped with air conditioning that provides both heating and cooling. It also features self-contained WC facilities, a kitchenette, and energy-efficient LED lighting, creating a bright and inviting environment. The open-plan layout offers flexibility, allowing you to customise the space to your needs—a perfect choice for any creative or professional business seeking a location near Borough and London Bridge Stations.

SUMMARY

- Refurbished Office Floor
- Open Plan Layout
- Good Ceiling Height
- AC w/ Heating
- Excellent Natural Light
- Self-Contained Facilities (WC & Kitchenette)








LOCATION

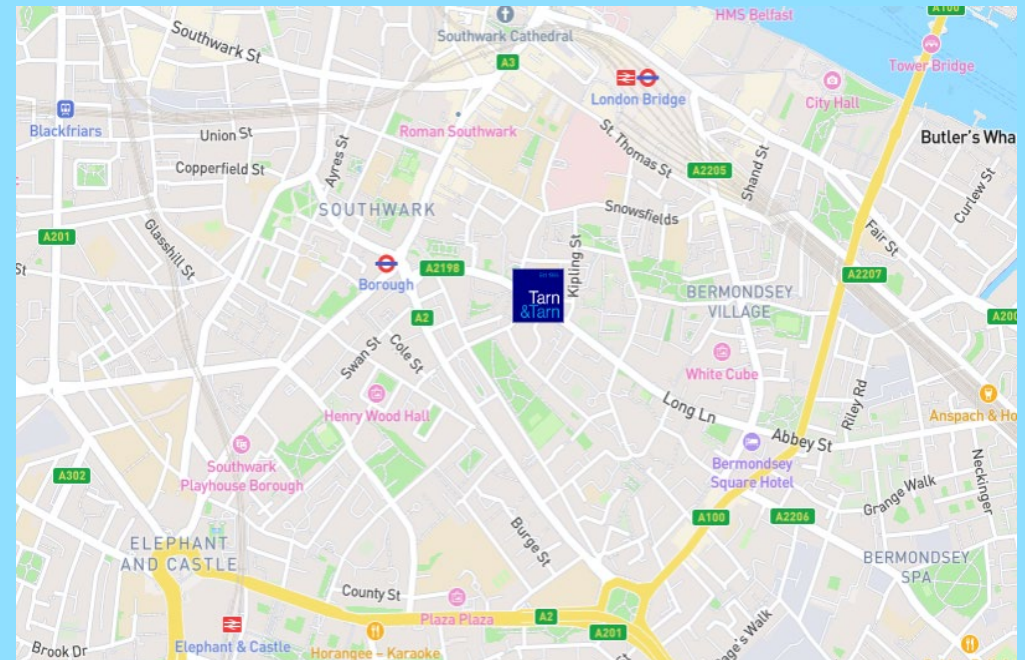
THE AREA

Gallery Court is a mixed-use development located on Hankey Place, just off Long Lane, approximately 8 minutes of London Bridge station. It also benefits from excellent transport links, with Borough Underground Station (Northern Line) just 7 minutes walking. The vibrant Borough Market, Borough High Street, and the Bankside area are all within close proximity, adding to its appeal.



TRANSPORT

-  Borough (7-minute walk) – Northern Line
-  London Bridge (8-minute walk) – Northern Line and National Rail Services
-  Elephant & Castle (18-minute walk) – Northern Line, Bakerloo Line and National Rail Services



ACCOMMODATION

UNIT/FLOOR LEVEL	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£PSF)	MONTHLY COST	TOTAL YEAR
Unit 3 – 2 ND FLOOR	1,671	£29	APPROXIMATELY £1.79	£17.77	£6,762.46	£81,149.50
TOTAL	1,671	£29	APPROXIMATELY £1.79	£17.77	£6,762.46	£81,149.50

TERMS

A New Flexible FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

Approximate Cost: £750 per annum

LOCAL AUTHORITY

London Borough of Southwark

VAT

Applicable

EPC

TBC



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Tarn
&Tarn

VIEWINGS

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