

**175-177 BOROUGH HIGH STREET**  
LONDON, SE1 1HR



**GRYPHON**  
PROPERTY PARTNERS



## DESCRIPTION

Delta House is situated within a stunning four-storey Grade II listed office building offering a highly prestigious address. This centre has been refurbished and cabled to a high specification and offers flexible office space to suit every business. A fully staffed reception and team of staff ensures visiting clients are dealt with professionally as well as allowing your business to function as smoothly and efficiently as possible.

close to London Bridge and Borough Stations. London Bridge is now a thriving cosmopolitan area of London with many restaurants, bars and cafés, as well as London's oldest food market at more than 1000 years, Borough Market.

## LOCATION

This building has an excellent location as both Borough and London Bridge Tube Stations are within a few minutes walk away allowing you extensive access to the underground network. As well as a magnitude of fantastic eateries, bars and traditional pubs, Borough Market (the oldest food market in London having existed for over 1000 years) is just seconds away which offers all kinds of delicious cuisine from all over the globe. With this in mind, this really is a fantastic location to base your business.

## SPECIFICATION/AMENITIES

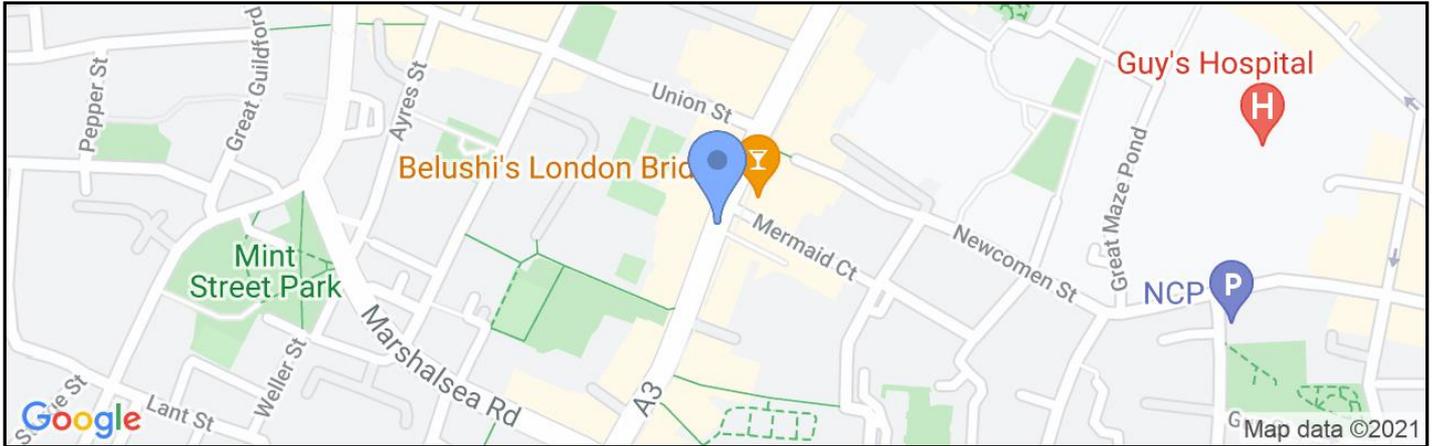
- Staffed reception with postal service
- IT Solutions
- Meeting rooms available for hire
- Fully furnished offices
- 24hr access
- High speed broadband

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2021