

FIELD & SONS

COMMERCIAL

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SMALL STUDIO OFFICE TO LET



18 BLOUNT STREET, LIMEHOUSE LONDON E14 7BZ APPROX. 615 sq ft (57.1 sqm)

LOCATION

Blount Street is located just off Salmon Lane and close to Commercial Road (the A13) and the entrance to the Rotherhithe Tunnel. Limehouse station (National Rail and Docklands Light Railway) is within a short minute walk, giving excellent access to the City and Canary Wharf.

The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and there are various retail facilities on Commercial Road itself.

DESCRIPTION

The available accommodation comprises the first floor studio office in this modern business unit.

Arranged as a main open plan space with fully fitted kitchen plus small private meeting room and own w.c. (with shower). Excellent natural light and very good decorative condition.

Accessed via the ground floor entrance, with stairs to the first floor.

ACCOMMODATION

The approximate net internal floor area is : 615 sq ft (57.1 sqm).

18 BLOUNT STREET, LONDON E14

AMENITIES

Amenities for the premises include :

- Gas central heating
- Pendent Lighting
- Floor boxes and trunking
- Fully fitted kitchen
- Own W.C. and shower
- Excellent natural light

TERMS

The accommodation is available by way of a new lease on terms by arrangement. Lease to be outside the Landlord & Tenant Act.

RENT

£18,000 per annum, exclusive of all outgoings.

SERVICE CHARGE

An initial figure of £2,800 payable for the first year to include service charge, utilities (except telephone) and building insurance. Such sum to be increased at 5% per annum through the term of any lease.

BUSINESS RATES

The rateable value of the first floor is £8,200 and therefore small business relief will be applicable at nil rates payable.

ENERGY PERFORMANCE

EPC Asset Rating = 68 (Band C).

FURTHER DETAILS

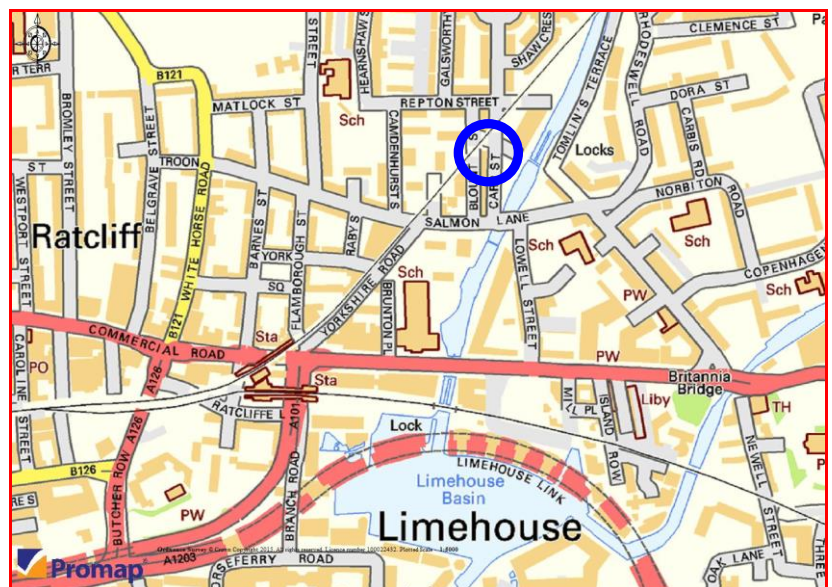
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www.fieldandsons.biz



18 BLOUNT ST – LOCATION PLAN



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