

# FIELD & SONS

COMMERCIAL

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## MODERN GROUND FLOOR OFFICE FOR SALE OR TO LET



## EMPIRE SQUARE SOUTH, LONG LANE LONDON SE1 4NA APPROX. 3,424 SQ FT (318.1 SQM)

### LOCATION

Empire Square is located at the western end of Long Lane, close to the junction with Tabard Street and Great Dover Street, just off Borough High Street. Borough Underground station (Northern line) is within a very short walk whilst London Bridge and the popular Borough Market are approximately 500m to the north.

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity including 'The Shard' and 'News Building' at London Bridge.

### DESCRIPTION

Comprises a self-contained ground floor office facing into the Square itself, forming part of this large mixed use development built about 10 years ago by Berkeley Group.

Currently arranged as a mix of open plan spaces and numerous partitioned offices, kitchen area, reception and w.c.s (inc. disabled accessible), with fully glazed frontage and entrance direct from the square.

The owners are undertaking a full refurbishment of the office, inc. reinstatement to open plan configuration.



# EMPIRE SQUARE SOUTH, LONG LANE SE1

## AMENITIES

Following refurbishment, amenities will include :

- Recessed ceiling mounted heating/cooling
- Accessible raised floor with floor boxes
- Suspended ceiling with new recessed LED lighting
- New floor coverings
- Redecorated throughout
- Fully equipped kitchen/break out area
- W.C.s and new shower room

## PROPOSAL

For sale by way of the existing 999 year leasehold from 2010, with peppercorn ground rent.

**Offers in the region of £3,000,000**

**OR**

To let by way of a new commercial lease for a minimum term of five years.

**Rent £180,000 per annum, exclusive**

VAT applicable to price and rent.

## BUSINESS RATES

Approx. £43,630 payable for the year 2018/19 (RV £88,500)

## SERVICE CHARGE

Currently approx. £10,000 per annum.

## ENERGY PERFORMANCE

To be assessed.

## FURTHER DETAILS

For further details please contact :

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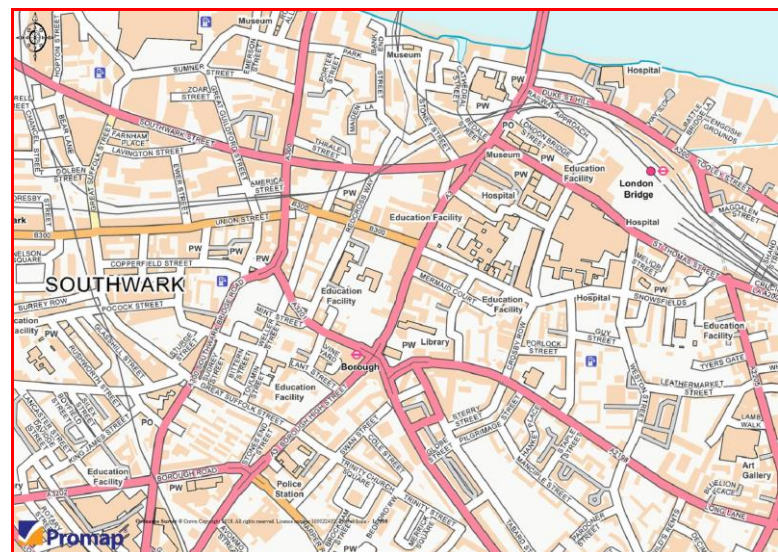


## CAR PARKING & CYCLE STORAGE

A number of parking spaces can be made available under separate arrangement for either sale or let. Details on application.

Cycle storage included within the basement of the development.

## LOCATION PLAN



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