

# FIELD & SONS

COMMERCIAL

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## ATTRACTIVE STUDIO OFFICE UNIT FOR SALE OR TO LET



**214 BERMONDSEY STREET, LONDON SE1 3TQ**  
**APPROX. 1,355 SQ FT (125.9 SQM)**

### LOCATION

The available property is located at the southern end of the popular Bermondsey Street, close to the junction with Long Lane. The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and numerous new office buildings together with various other bar and restaurant facilities. The newly redeveloped London Bridge mainline and underground stations are within a short walk, as are the high profile schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

### DESCRIPTION

A ground floor unit forming part of this small mixed use development, being a conversion and extension of mid-terrace period courtyard mews buildings.

Comprises studio style office accommodation arranged as a main open plan space, two meeting rooms, reception area, kitchen point and two w.c.s (inc. one with shower).

The premises are accessed via a doorway from Bermondsey Street, into the central courtyard of the development.

The approximate net internal floor area is : 1,355 sq ft (125.9 sqm).

# 214 BERMONDSEY STREET, LONDON SE1

## AMENITIES

Modern contemporary fit out including :

- Under floor heating
- Fresh air ventilation
- Polished concrete flooring
- Mix of spot and pendulum lighting
- Fully fitted kitchen
- Male/female w.c.s (inc. shower)
- Security alarm
- Use of secured bike storage



## PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold from March 2010, with full vacant possession from 1<sup>st</sup> October 2020. **Offers are sought in the region of £1,250,000.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £59,000 per annum, exclusive of all outgoings.**



VAT is applicable to both the price and rent.

## BUSINESS RATES

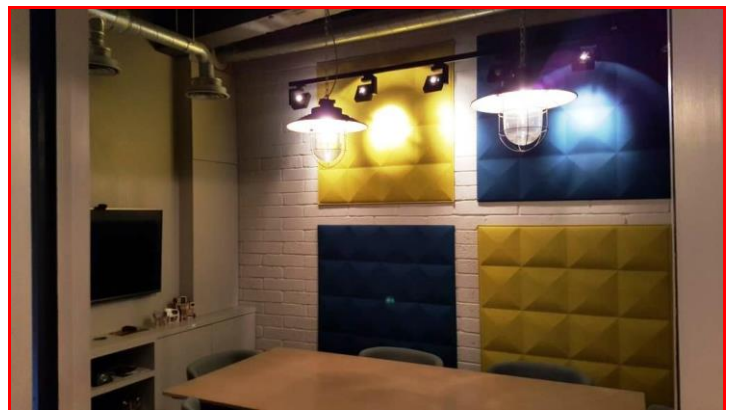
The Rateable Value is £34,250, therefore the business rates payable for 2021 will be approx. £17,091.

## SERVICE CHARGE

To be advised.

## ENERGY PERFORMANCE

Energy Performance Asset Rating = 57 (Band C).



214 BERMONDSEY STREET LOCATION PLAN



## FURTHER DETAILS

For further details please contact :

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