

СОММЕКСІАL 020 7234 9639 54 BOROUGH HIGH STREET LONDON BRIDGE LONDON SE1 1XL

www.fieldandsons.biz

# STUDIO STYLE OFFICE TO LET



### UNIT 1, BLUE LION PLACE 237 LONG LANE, LONDON SE1 APPROX. 1,035 SQ FT (96.1 SQM)

#### LOCATION

Blue Lion Place is located off Long Lane, to the east of the junction with Weston Street and close to the popular Bermondsey Street area to which it has direct access. London Bridge mainline and Borough Underground stations are within walking distance and 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.

#### DESCRIPTION

A self-contained ground floor studio office forming part of this large mixed residential and commercial development completed about nine years ago and being a conversion of this large 1930's former factory building.

Unit 1 is located to the rear of the block and benefits from its own entrance direct from the yard area, accessed via security gates from Long Lane. Arranged as a main open plan space, together with a glazed meeting room, separate kitchen and w.c. plus ample built in storage. Double aspect windows and high ceilings provide excellent natural light.

# **UNIT 1, BLUE LION PLACE, SE1**

### ACCOMMODATION

The overall approximate net internal floor area is : 1,035 sq ft (96.1 sqm).

### **AMENITIES**

- Heating/cooling cassettes
- Glazed meeting room
- Mix of suspended lighting and spot lights
- Own kitchen and W.C. facilities Raised floors

- Security alarm

- 100Mb fibre line

- Security grills

#### TERMS

A new lease available on terms by arrangement.

#### RENT

£51,750 per annum, exclusive of all outgoings.

#### SERVICE CHARGE

Approximately £3,000 per annum.

#### **BUSINESS RATES**

The Rateable Value is £32,750 and therefore the business rates payable for the year 2018/19 will be approx. £16,146.

#### ENERGY PERFORMANCE

Energy Performance Asset Rating = 130 (Band F).

#### FURTHER DETAILS

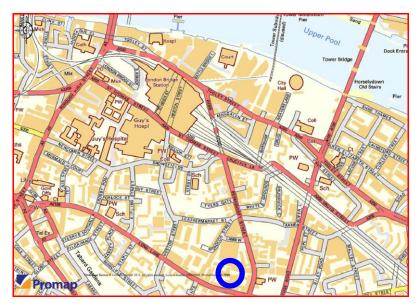
For further details please contact :

Ben Locke or Nigel Gouldsmith Tel. 020 7234 9639 E-mail: com@fieldandsons.co.uk

#### www.fieldandsons.biz



#### **BLUE LION PLACE – LOCATION PLAN**



#### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.