

FIELD & SONS

COMMERCIAL

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
- 100Mb fibre line
- Own kitchen and W.C. facilities
- Security alarm
- Glazed meeting room
- Mix of suspended lighting and spot lights
- Raised floors
- 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).

BLUE LION PLACE – LOCATION PLAN

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



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