

FIELD & SONS

COMMERCIAL

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STUDIO STYLE OFFICE TO LET



UNIT 16, BLUE LION PLACE 237 LONG LANE, LONDON SE1 4PU APPROX. 970 SQ FT (90.1 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

Blue Lion Place is a large mixed residential and commercial development conversion of a large 1930's former factory building.

Unit 16 comprises a studio style office arranged over ground and mezzanine floors, located to the rear of the development. The ground floor is arranged as an open plan office plus w.c. and shower to the rear whilst the mezzanine level provides two inter-connected meeting rooms and a fully equipped separate kitchen. The office benefits from excellent natural light by way full height glazing across the frontage to the courtyard, which also incorporates direct entrance to the unit, with additional access from the communal hallway to the rear.

The overall approximate net internal floor area is : 970 sq ft (90.1 sqm).

UNIT 16, BLUE LION PLACE

AMENITIES

- Electric heating
- Cooling cassette
- Linear LED lighting in ground floor
- Spotlighting on mezzanine level
- Newly decorated
- Perimeter trunking (some floor boxes on mezzanine)
- Kitchen, W.C. & Shower in the unit
- Additional W.C. in communal hallway
- Security alarm
- Excellent natural light



TERMS

New lease on terms by arrangement.

RENT

£48,000 per annum, exclusive.

SERVICE CHARGE

Approximately £3,000 per annum.

BUSINESS RATES

The Rateable Value is £21,500 and therefore the business rates payable for the year 2019/20 will be approx. £10,556.

ENERGY PERFORMANCE

EPC Asset Rating = 124 (Band E).



BLUE LION PLACE – LOCATION PLAN

FURTHER DETAILS

For further details please contact :

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