

FIELD & SONS

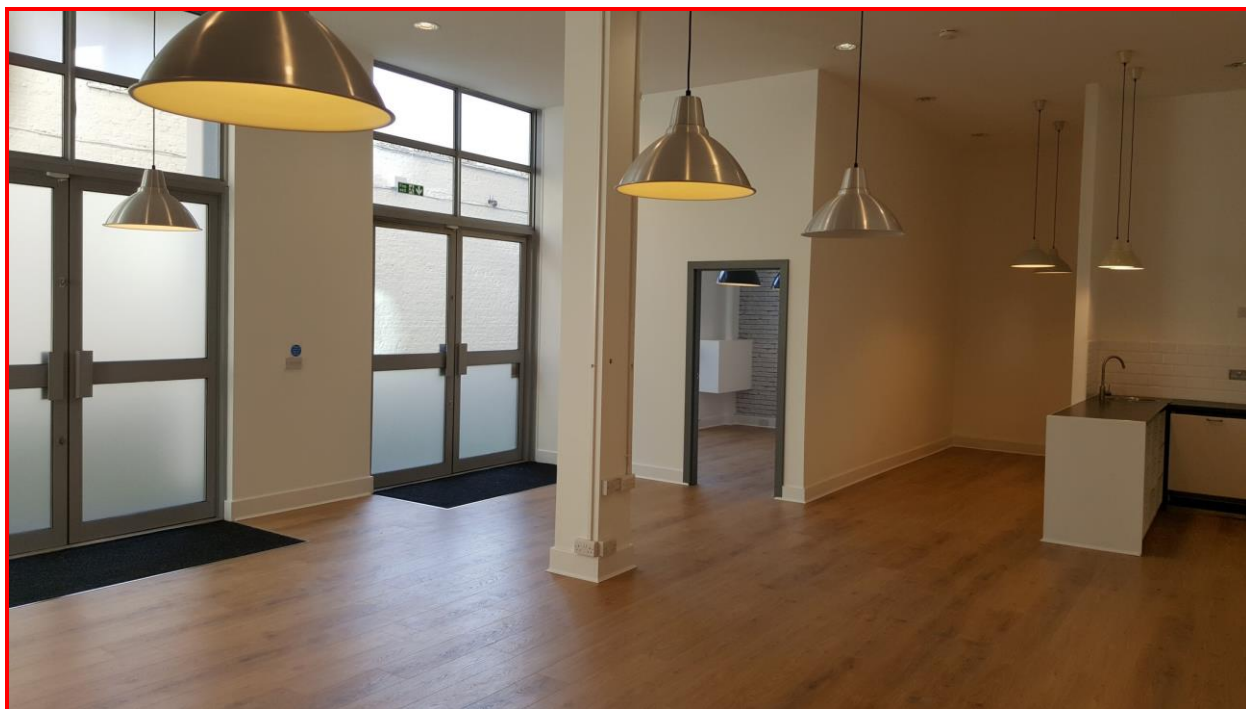
COMMERCIAL

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SELF-CONTAINED GROUND FLOOR REFURBSIHED OFFICE TO LET



CLAY COURT, 219 LONG LANE, LONDON SE1 4PB APPROX. 855 SQ FT (79.4 SQ M)

LOCATION

The property is located on the northern side of Long Lane, to east of the junction with Weston Street and close to the popular and vibrant Bermondsey Street locality.

Borough Underground (Northern line) plus the redeveloped London Bridge mainline and underground stations are within walking distance and the immediate area has and continues to undergo extensive development to provide high quality residential property and numerous new office buildings, together with various other bar and restaurant facilities.

DESCRIPTION

The available unit forms part of a mixed use development and comprises a self-contained ground floor office, accessed via a private roadway off Long Lane., with two double doors into the unit.

Approximately 855 sq ft (79.5 sqm) arranged as a main open plan space, partitioned meeting room, galley style kitchen point and w.c.

3.6 meter high ceiling and extensive full height glazing across the frontage providing excellent natural light.

CLAY COURT, 219 LONG LANE, SE1

AMENITIES

- New wood flooring
- Perimeter trunking
- Pendant lighting plus recessed spot lights
- Electric heating
- Newly redecorated
- Meeting room
- Kitchen point
- Quiet location off the main road

Parking space available on separate licence.

TERMS

New lease direct from the landlord on terms by arrangement.

RENT

£25,000 per annum, exclusive of all outgoings.

BUSINESS RATES

Approx. £13,972 payable for the year 2023/24 (the Rateable Value being £28,000).

SERVICE CHARGE

Approx. £500 per annum.

VAT

VAT applicable to rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating = 93 (Band D).

FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



219 LONG LANE – LOCATION PLAN



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