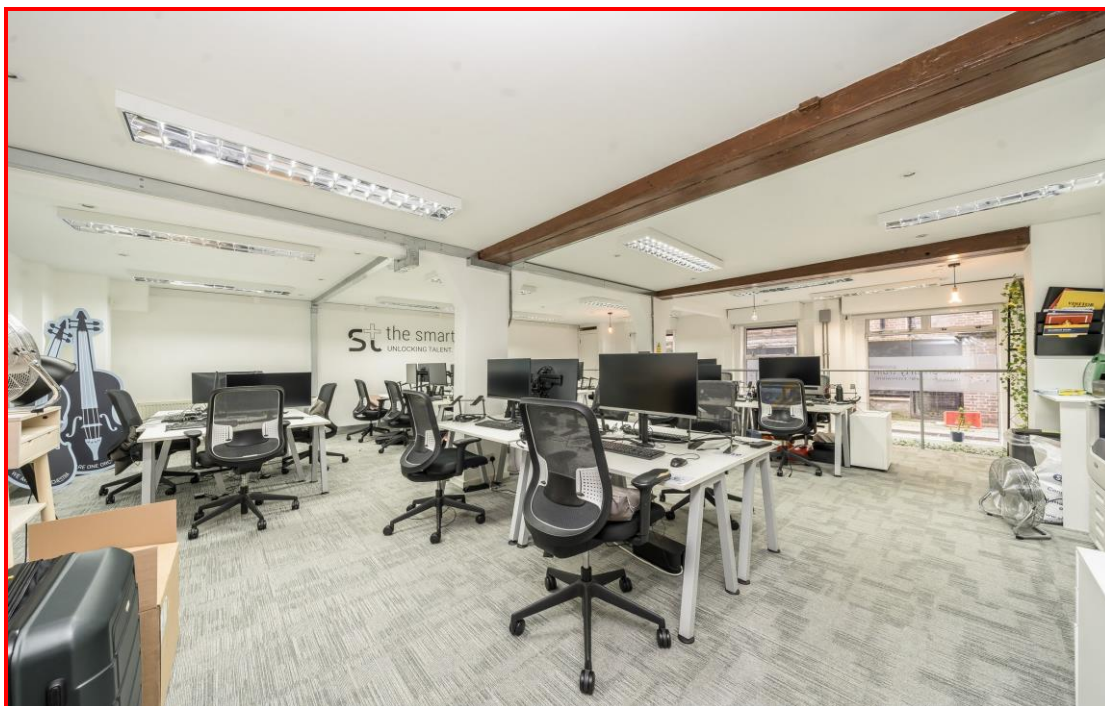


SELF CONTAINED OFFICE FOR SALE OR TO LET



24A MARSHALESEA ROAD, LONDON SE1 1HF APPROX. 1,814 SQ FT (168.5 SQ M)

LOCATION

Self-contained office located on Marshalsea Road just off Redcross Way, close to the junction with Southwark Bridge Road and within 200m of Borough Underground (Northern line). London Bridge station is also within a short walk and the property is close to the popular Borough Market, Flat Iron Square and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

DESCRIPTION

The available accommodation is arranged over the ground and lower ground floors with the ground floor currently arranged as open place desk area with two meeting rooms and snug in the lower ground floor where breakout area, kitchen and WC facilities are also situated.

Own entrance direct from street level, with internal stairs to the side, connecting the two floors.

The approximate Net Internal Areas are as follows:

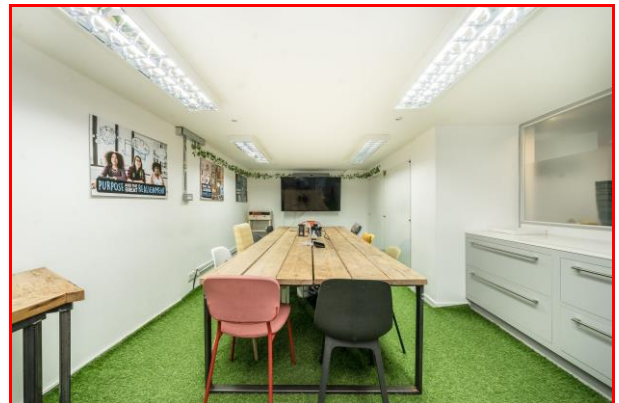
Ground Floor	=	876 sq ft (81.3 sqm)
Lower Floor	=	938 sq ft (87.1 sqm)
Total	=	1,814 sq ft (168.5 sqm)

24A MARSHALSEA ROAD, LONDON SE1

AMENITIES

The premises benefits from the following amenities:

- Gas central heating
- Cat. II lighting
- Security grills
- Male & female W.C.s
- Security Alarm
- Fully equipped kitchen and break out space
- Lower ground floor storage room
- Glazed meeting room



PROPOSAL

The property is offered for sale with full vacant possession by way of the existing 125 year leasehold from 2001, with a ground rent of £125 per annum.

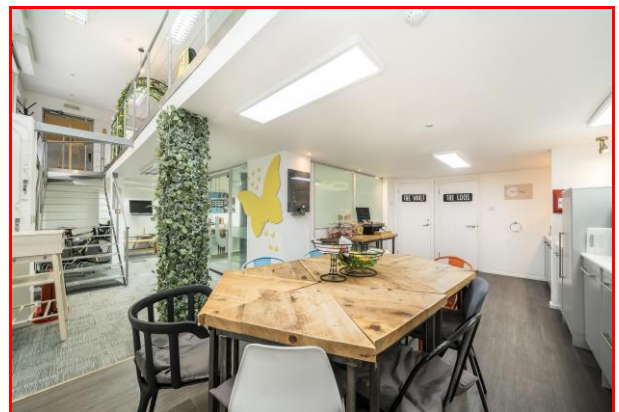
Offers are sought in the region of £915,000.

OR

To let by way of a new flexible lease.

Rent £65,000 per annum, exclusive of all outgoings.

VAT is NOT applicable to sale price and rent..



BUSINESS RATES

Rates payable approx. £23,000 per annum. (Ratable Value being £46,000 pa).

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 123 (Band E).



FURTHER DETAILS

For further details please contact:

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E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz



10 MARSHALSEA ROAD – LOCATION PLAN

