

GROUND FLOOR OFFICE For Sale

1218 SQ FT (113.15 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



1 PRINTWORKS,
230 LONG LANE,
LONDON, SE1 4QB

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LOCATION: The office is located on the East side of Long Lane, near the junction of Bermondsey Street. There are numerous cafes and restaurants along Bermondsey Street as well as Bermondsey Square and its hotel. Approx. a 10 minute walk to London Bridge Station and a 6 minute walk to Borough underground station.

DESCRIPTION: A modern, ground floor office unit set up as an open plan office with two main areas. Newly repainted and recently refurbished wooden floors. The front area has floor to ceiling glass windows overlooking Long Lane with opaque film for privacy. The back area consists of a further usable office area with an emergency exit door leading out to the car park at the back of the building. There is a small storage room, one kitchenette, two WC's , AC and gas central heating. Available immediately.

TENURE: Sale of 999 year lease from 2005

SALE PRICE: £880,000

COSTS:

RATES PAYABLE 2020: £13,842 per annum

SERVICE CHARGE: Approx £5,000 per annum (includes water)

GROUND RENT: £600 per annum

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWING

By appointment through sole agent.

CONTACT

KALMARs COMMERCIAL

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