

FIELD & SONS

COMMERCIAL

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MODERN FURNISHED OFFICE FLOOR TO LET



2ND FLOOR 142-146 LONG LANE, LONDON, SE1 4BS APPROX. 1,603 SQ FT (148.9 SQ M)

LOCATION

Located on the southern side of Long Lane on the corner of Staple Street, close to the junction with Weston Street and within a $\frac{1}{4}$ of a mile of the popular Bermondsey Street and less than $\frac{1}{2}$ mile to the vibrant and popular Borough Market.

The redeveloped London Bridge mainline and underground stations together with Borough Underground 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

The available accommodation comprises the entire second floor of this three storey office building which was comprehensively refurbished in 2016. Arranged as a main open plan space plus two glazed meeting rooms and fully equipped kitchen area.

Excellent natural light via windows on three sides.

Access is via the entryphone controlled communal entrance from Staple Street, with stairs to the upper floors. W.C.s and shower facilities are located on the stair landings.

The approximate Net Internal Floor area is 1,603 sq ft (148.9 sqm).

2ND FLOOR 142-144 LONG LANE, SE1

AMENITIES

Available furnished or unfurnished amenities include :

- Ceiling mounted cooling cassettes
- Fresh air ventilation
- Gas central heating
- Recessed Hacer LED lighting
- Fibre line
- 3 compartment perimeter trunking
- Fully carpeted and excellent decorative condition
- Extensive built in storage
- Own fully equipped kitchen area in office
- Security alarm
- External and common parts CCTV

TERMS

New lease on terms by arrangement.

RENT

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

BUSINESS RATES

Recharged as part of the service charge.

SERVICE CHARGE AND INSURANCE

Approx. £50,000 per annum which **INCLUDES** business rates, utilities (except phones/I.T.), building insurance and building/common parts maintenance

VAT

VAT is payable on rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating = 60 (Band C).

FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



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