

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

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 :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



219 LONG LANE – LOCATION PLAN



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.