

# FIELD & SONS

COMMERCIAL

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## STUDIO STYLE OFFICE FOR SALE OR TO LET



### UNIT 1, BLUE LION PLACE 237 LONG LANE, LONDON SE1 4PU APPROX. 1,170 SQ FT (108.7 SQ M)

#### LOCATION

Blue Lion Place is located off Long Lane with direct access to the popular Bermondsey Street with its many and various food and drink amenities. London Bridge mainline and Borough Underground stations 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

A self-contained ground floor studio office forming part of this large mixed residential and commercial development being the conversion of this large 1930's former factory building.

Unit 1 is located to the rear of the block and benefits from its own entrance direct from the yard area, accessed via security gates from Long Lane but also with pedestrian route to Bermondsey Street. Arranged as a main open plan space, together with a glazed meeting room, separate kitchen and w.c. (with shower) plus ample built in storage. Double aspect windows and high ceilings provide excellent natural light.

# UNIT 1, BLUE LION PLACE, SE1

## ACCOMMODATION

The overall approximate net internal floor area is :  
1,170 sq ft (108.7 sq m).

## AMENITIES

- Heating/cooling cassettes
- Glazed meeting room
- 100Mb fibre line
- Mix of suspended lighting and spot lights
- Raised floor with floor boxes
- Security grills
- Excellent natural light

## PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold with a £150 per annum ground rent.

**Offers are sought in the region of £750,000.**

OR

To let by way of a new flexible lease.

**Rent £43,000 per annum, exclusive of all outgoings.**

VAT is applicable to price and rent..

## SERVICE CHARGE

Approximately £5,175 per annum.

## BUSINESS RATES

Business rates payable 2024/25 approx. £20,958  
(the Rateable Value being £42,000).

## ENERGY PERFORMANCE

EPC Asset Rating = 105 (Band E).

## FURTHER DETAILS

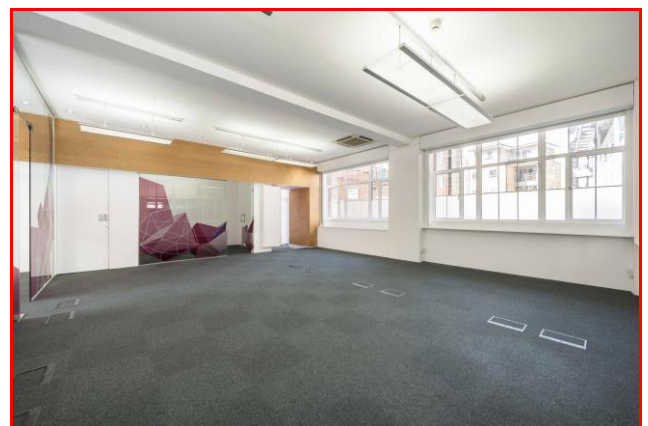
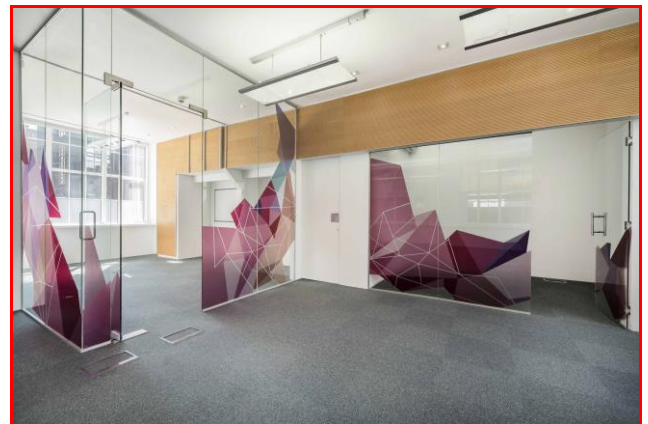
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## BLUE LION PLACE – LOCATION PLAN

