



**FIELD & SONS**

COMMERCIAL

**10A Lant Street**

**Warehouse Style Office**

**1,874 sq ft | 174 sq m**

Ground floor office to let

Ground Floor  
The Old Tea Warehouse  
10 Lant Street  
London, SE1 1QR





# 10A Lant Street

## Warehouse Style Office

### Location

The Old Tea Warehouse is located on Lant Street, close to the junction with Southwark Bridge Road and within a short walk of Borough Underground station (Northern line). The property is also close to the various attractions of the popular Bankside and Borough Market localities and within walking distance of London Bridge station.

### Description

Ground floor office available within this attractive converted period ware building in a secluded private gated courtyard.

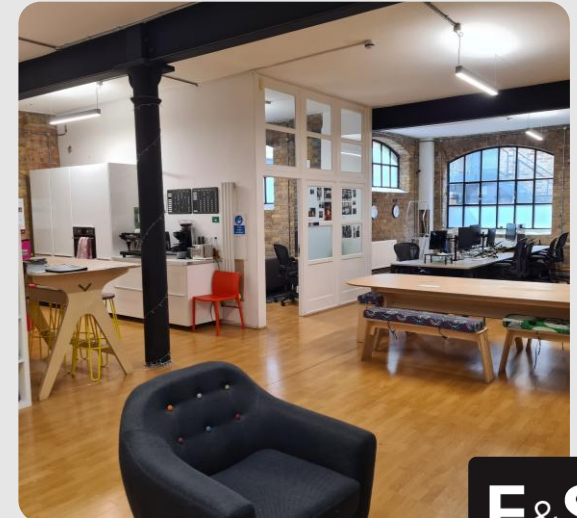
Arranged as main open plan space plus three varying size meeting rooms, two booths, kitchen point and two w.c.s both with showers and DDA.

Own entrance direct from the courtyard which has electric operated gates with entryphone control. Cycle hoops also located in the courtyard.

The approx. floor area is 1,874 sq ft (174 sq m).

### Amenities

- Central heating with electric boiler
- Perimeter power & data
- Wood flooring
- Suspended linear LED lighting
- Excellent natural light
- Exposed brickwork
- Attractive private courtyard location



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### Tenure

New direct lease on flexible terms.

### Rent

£59,950 per annum, exclusive. VAT not applicable.

### Business rates

Rates payable for the year 2025/26 are approximately £34,133. (Ratable value £61,500).

### Service charge

Approx. £7,000 per annum plus buildings insurance of just over £1,000 for the current year.

### Energy performance

EPC Asset Rating = 37 (Band B).

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