



FIELD & SONS

COMMERCIAL

Baden Place

Office Suites

4,465 & 4,804 sq ft | 415 & 446 sq m

Office suites To Let

Baden Place
1-15 Crosby Row
London, SE1 1YW



Baden Place

Office suites

Location

Baden Place is a secluded courtyard office complex located off Crosby Row, just north of the junction with Long Lane and approximately 400m south of the redeveloped London Bridge station.

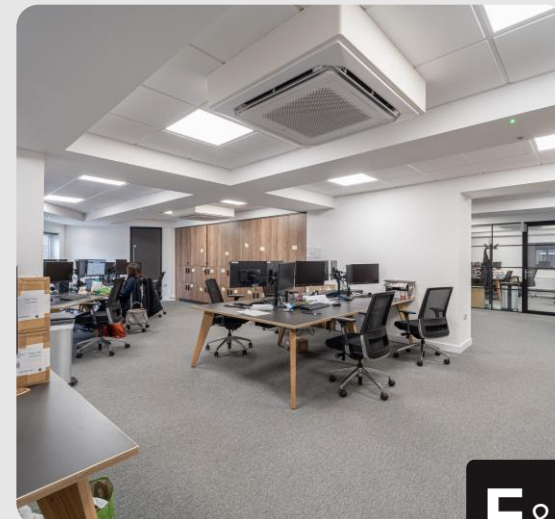
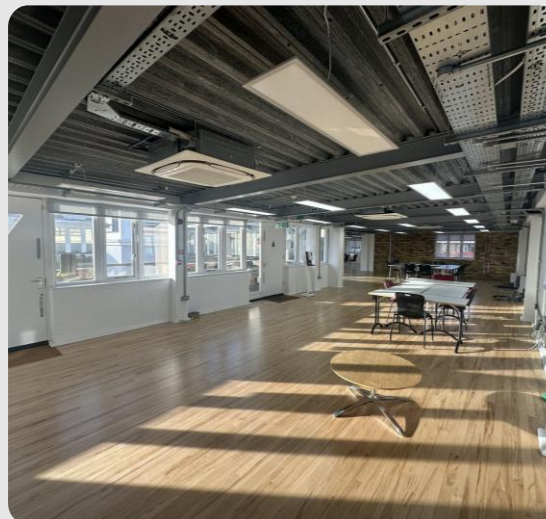
In addition, Borough Underground station (Northern line) is 200m to the south west and the popular Borough Market/Borough High Street and Bankside localities are also within close proximity.

Description

The available suites are the entire ground floor and entire third (top) floor of the complex.

Each provides a mix of open plan offices, meeting rooms and break out space, together with demised WCs and kitchen points. The ground floor is available fully fitted.

Accessed via the central courtyard with passenger lift and stairs to the upper floors. The courtyard has extensive cycle storage.



Baden Place

Office suites

Amenities

- Air conditioning
- LED lighting
- Wooden flooring
- Perimeter trunking
- Excellent natural light
- Passenger lift
- Private courtyard location
- On site cycle storage
- Ground floor available fully fitted

Business rates

Approx. £17 per sq ft payable.

Service charge

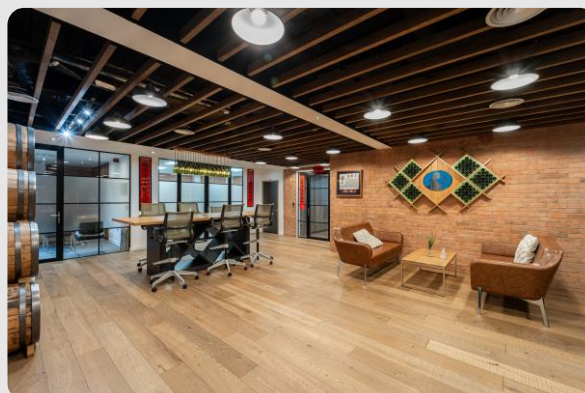
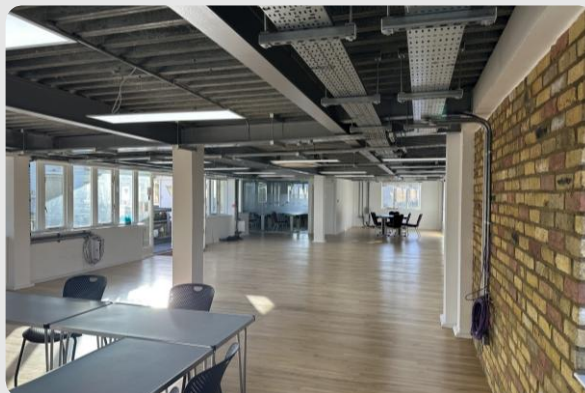
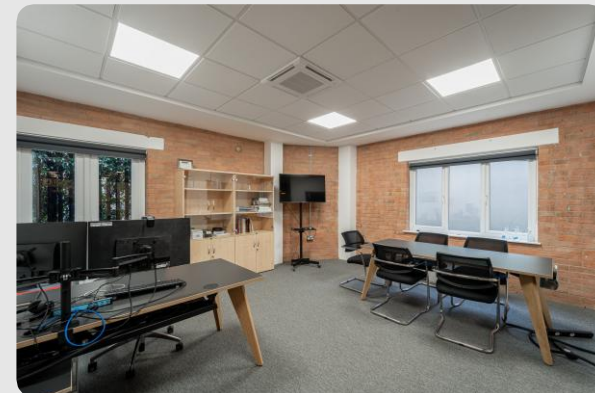
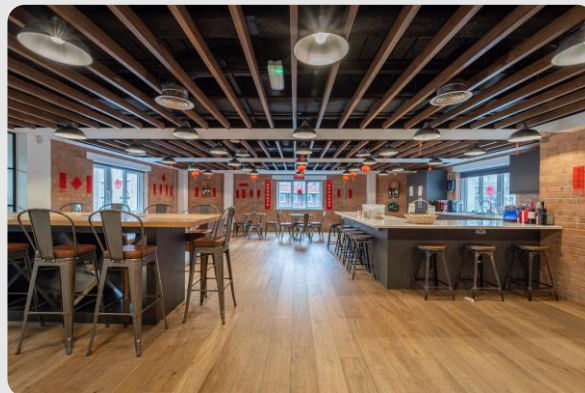
Currently approx. £6 per sq ft per annum.

Energy performance

EPC Asset Rating = 30 (Band B).

Terms

New direct leases on terms by negotiation.



Baden Place

Office suites



Accommodation and Rents

3rd Floor Unit 13 : 4,465 sq ft at £212,088 per annum.

Ground Floor : 4,804 sq ft at £228,190 per annum.

The above rents are exclusive of outgoings and equate to £47.50 per sq ft. VAT applicable.

Managed Option

The suites can be taken on a managed solution at £140 per sq ft with all brokers fees paid.

FIELD & SONS
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For further details, please contact:

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Or Joint Agents

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