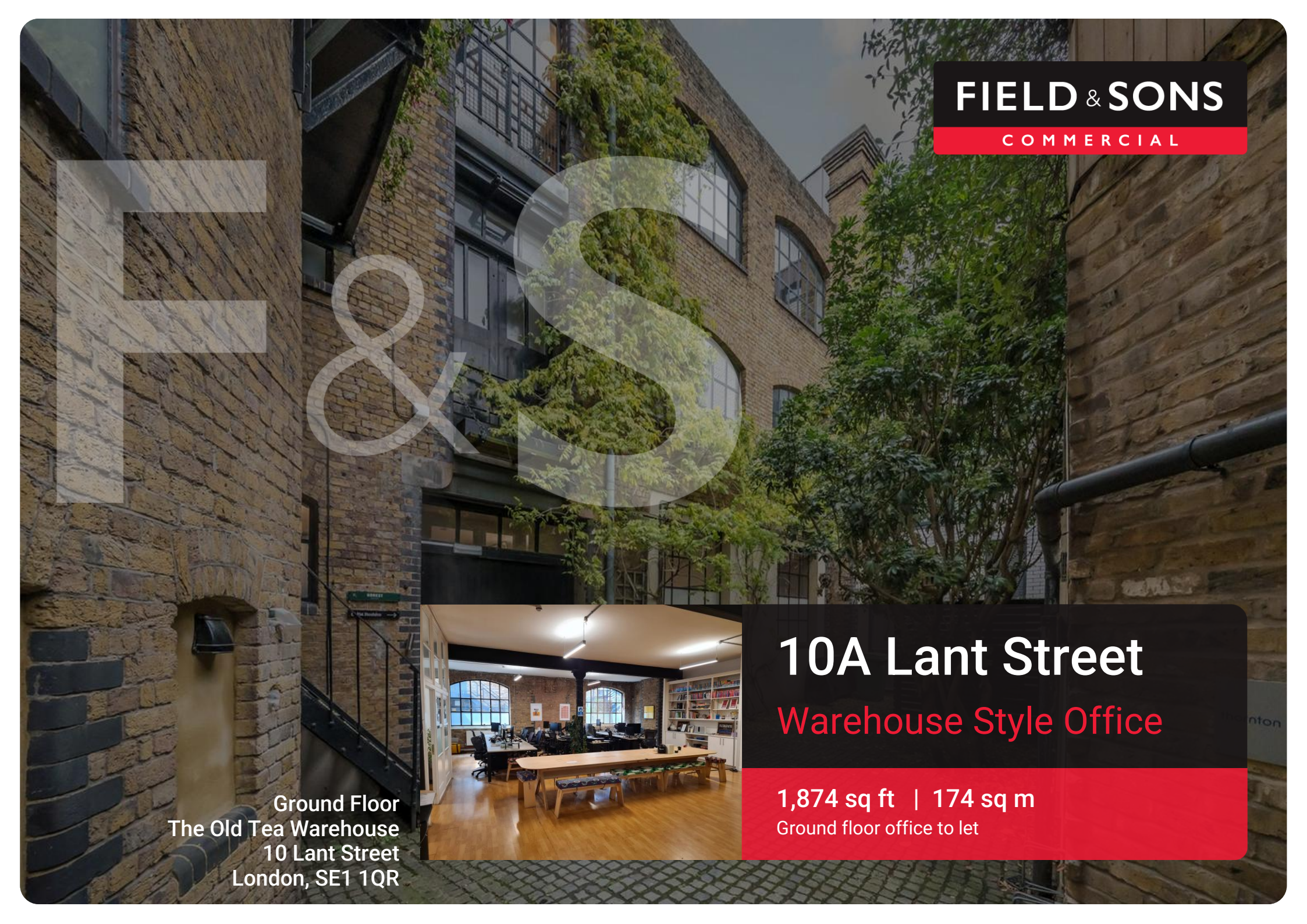




FIELD & SONS

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.

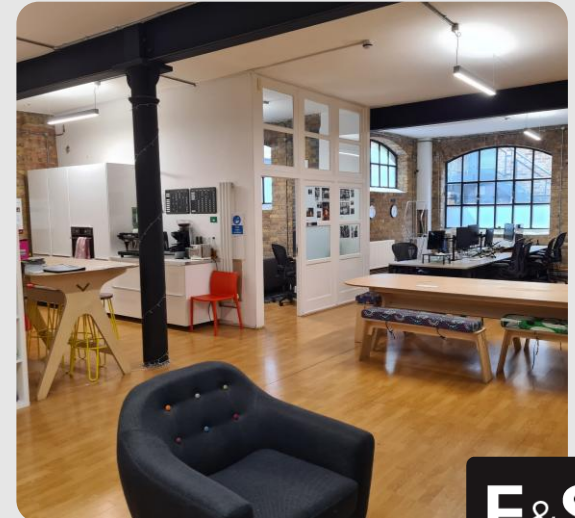
Arranged as main open plan space plus three varying size meeting rooms, two booths, kitchen point and two w.c.s both with showers and DDA.

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



The map shows a dense network of streets in the City of London. Key landmarks include the Art Gallery, The Globe Theatre, London Bridge, and Guy's Hospital. A red rectangle highlights the area around the intersection of Union Street and Southwark Street, which is labeled 'The Borough'.

New direct lease on flexible terms.

£69,950 per annum, exclusive. VAT not applicable.

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

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

EPC Asset Rating = 37 (Band B).

Disclaimer - 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.

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