

# FIELD & SONS

COMMERCIAL

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## STUDIO STYLE OFFICE / E CLASS SUITE TO LET



### 8 VINE YARD, LONDON SE1 1QL APPROX. 2,113 SQ FT (196.3 SQ M)

#### LOCATION

Vine Yard is a quiet private courtyard, accessed via Sanctuary Street just off Marshalsea Road and very close to Borough Underground Station (Northern Line). The redeveloped London Bridge station is also within walking distance and property is close to the popular Borough Market and the various attractions of the Bankside locality.

#### DESCRIPTION

The available accommodation comprises self-contained suite over ground floor and part basement. within this mixed use converted period warehouse building

Ground floor arranged as a main open plan space on the Vine Yard side with two smaller rooms to the rear and the basement provides two store rooms, two w.c.s and a kitchen.

Main access via Vine Yard plus an additional entrance from Lant Street.

Ground floor approx. 1,750 sq ft (162.6 sq m)

Basement approx. 363 sq ft ( 33.7 sq m)

# 8 VINE YARD, LONDON SE1 1QL

## AMENITIES

- Heating/cooling system in the main ground floor space
- Cooling units in the two rear ground floor rooms
- Perimeter trunking
- Pendant lighting
- Near 4m ceiling height in main room
- Entrances from Vine Yard and Lant Street
- Security shutters
- Potential for variety of uses under the E Use Class

## TERMS

New lease on terms by negotiation.

## RENT

£75,000 per annum, exclusive of all outgoings.

## BUSINESS RATES

Approx. £34,398 payable for the year 2024/25 (the Rateable Value being £63,000).

## SERVICE CHARGE

Approx. £2,000 plus £1,600 building insurance.

## VAT

VAT applicable to rent and service charge.

## ENERGY PERFORMANCE

To be assessed.

## FURTHER DETAILS

For further details please contact :

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## 8 VINE YARD – LOCATION PLAN



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