



FIELD & SONS

COMMERCIAL

8 Vine Yard

First Floor Office

1,689 sq ft | 157 sq m

First floor office to let

First Floor
8 Vine Yard
London, SE1 1QL



8 Vine Yard

First Floor Office

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.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

Description

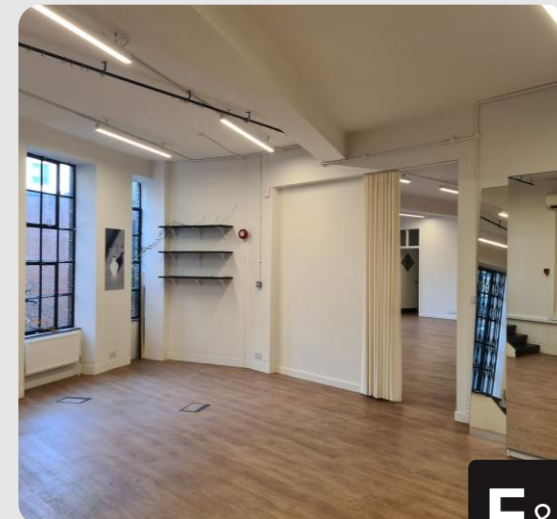
The available accommodation comprises a self-contained first floor office within this mixed use converted period warehouse building

Arranged as two open plan spaces plus kitchen and two w.c.s, (one with shower) together a separate small room on the opposite side of the stair landing.

The approx. floor area is 1,689 sq ft (157 sq m).

Amenities

- Gas central heating
- Wood flooring
- Floor boxes
- Suspended linear LED lighting
- Fully equipped kitchen
- Two w.c.s (one with shower)
- Quiet courtyard setting
- Security alarm



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Tenure

New direct lease on flexible terms.

Rent

£59,000 per annum, exclusive.

Business rates

Rates payable for the year 2026/27 are approximately £22,880. (Ratable value £52,000).

Service charge

Approx. £1,600 per annum.

Energy performance

EPC Asset Rating = 90 (Band D).

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