

# FIELD & SONS

COMMERCIAL

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## OFFICE SUITE TO LET



### **UNIT 13 BADEN PLACE, 1-15 CROSBY ROW LONDON SE1 1YW 4,465 SQ FT (414.8 SQ M)**

#### **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 suite comprises the entire third (top) floor of the complex, which was comprehensively refurbished in 2017. Total of 4,465 sq ft providing a mix of open plan offices, meeting rooms and break out space together with demises WCs and kitchen point.

Accessed via the central courtyard with passenger lift and stairs to the upper floors. The courtyard has capacity for 6 parking spaces available by separate licences plus extensive cycle storage.

# UNIT 13 BADEN PLACE, LONDON SE1

## AMENITIES

- Air conditioning
- LED lighting
- Wooden flooring
- Perimeter trunking
- Excellent natural light
- Passenger lift
- Own fully equipped kitchen
- Demised WCs (inc. DDA)
- Private courtyard location
- On site cycle storage
- Car parking available by separate licence

## TERMS

New direct lease on terms by negotiation

## RENTS

£212,088 per annum (£47.50 per sq ft), exclusive.

## BUSINESS RATES

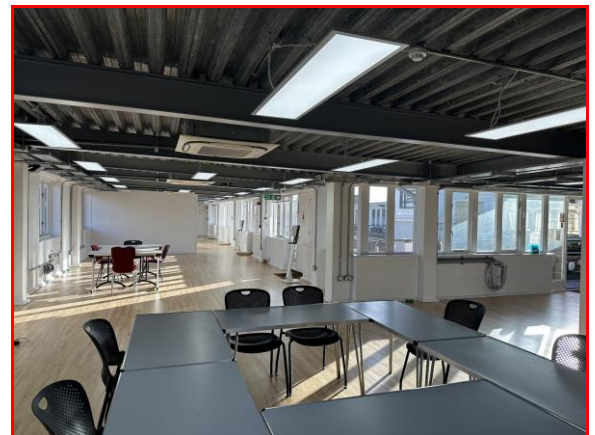
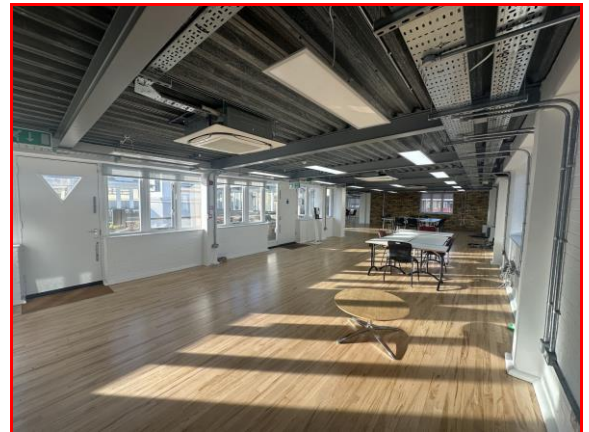
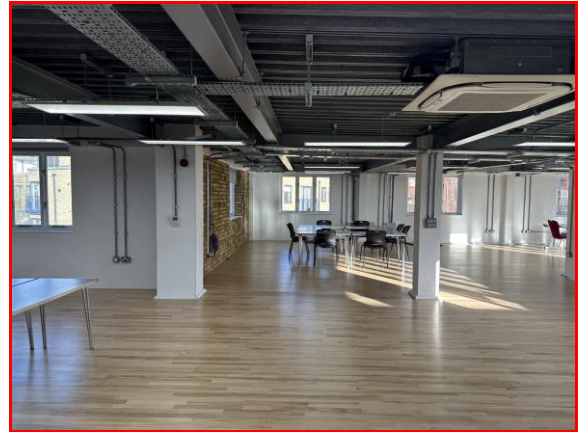
£78,078 payable for the year 2024/25 (The Ratable Value being £143,000).

## SERVICE CHARGE

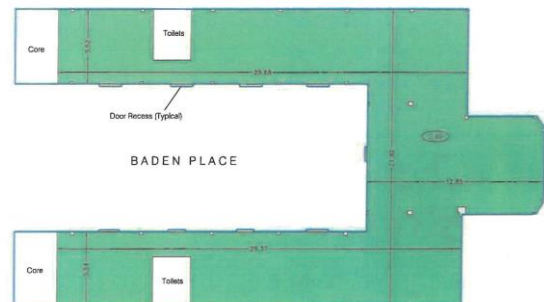
Currently approximately £27,000 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 30 (Band B).

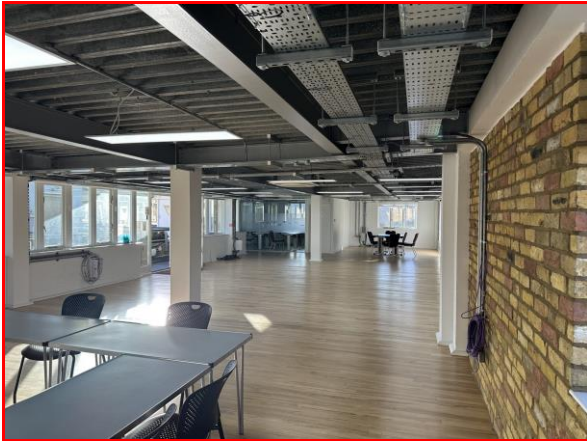


## BADEN PLACE – LOCATION PLAN





# UNIT 13 BADEN PLACE, LONDON SE1



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