

FIELD & SONS

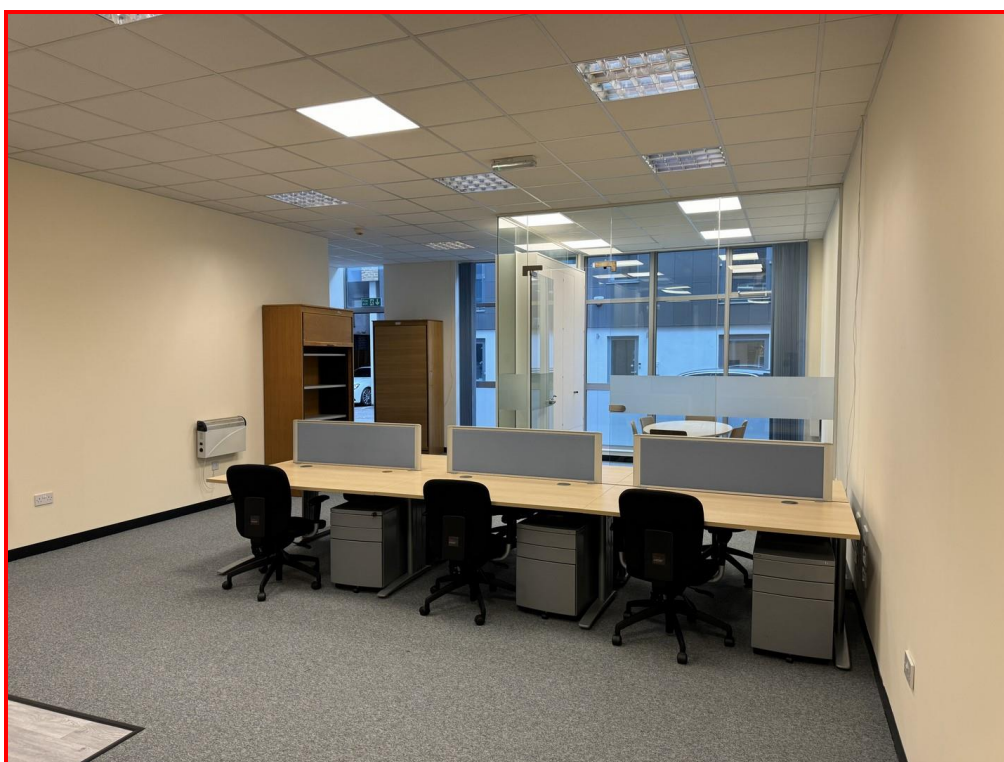
COMMERCIAL

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SELF-CONTAINED SMALL MODERN COURTYARD OFFICE (E CLASS) FOR SALE OR TO LET



**UNIT 5, 217 LONG LANE, LONDON SE1 4PR
APPROX. 703 SQ FT (65 SQ M)**

LOCATION

The property is located on the northern side of Long Lane, to east of the junction with Weston Street and close to the popular Bermondsey Street locality.

Borough Underground (Northern line) plus the redeveloped London Bridge mainline and underground stations are within walking distance and the immediate area has and continues to undergo extensive development to provide high quality residential property and numerous new office buildings, together with various other bar and restaurant facilities.

DESCRIPTION

Coach House Mews is a modern mixed use gated courtyard development and Unit 5 comprises a self-contained ground floor office, accessed directly from the central yard.

Arranged as a main open plan space plus meeting room. Kitchen within the office plus single w.c. at the rear (DDA compliant).

Floor to ceiling glazing across the entire frontage giving excellent natural light.

UNIT 5, 217 LONG LANE, SE1

AMENITIES

Amenities include:

- Suspended ceiling with recessed LED and CAT II panel lighting
- Electric heating
- Surface power and data
- Fully carpeted throughout
- Kitchen point
- W.C. (DDA compliant)

PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold from January 2004 with peppercorn ground rent. **Offers are sought in the region of £425,000.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £20,000 per annum, exclusive of all outgoings.**

VAT is applicable to both the price and rent.

BUSINESS RATES

Business rates payable 2024/25 will be approx. £11,352 (The Rateable Value being £22,750) .

SERVICE CHARGE AND INSURANCE

Approx. £5,250 for the current year.

ENERGY PERFORMANCE

EPC Asset Rating = 76 (Band D).



217 LONG LANE – LOCATION PLAN



FURTHER DETAILS

For further details please contact:

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www.fieldandsons.biz



Important Notice

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