



TO LET

**Unit 2, Bluelion Place,
14 Bluelion Place,
London, SE1 4PU**

1,297 sq ft

Modern self-contained
raised Ground Floor
office in a gated
development.



VIDEO TOUR

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Description

This self-contained, raised ground floor office unit is situated within a secure and private courtyard, providing a quiet and private working environment. The space features impressive ceiling heights, large windows allow an abundance of natural light into the space.

The unit benefits from a demised kitchenette, WC and shower, and large meeting room and would suit a range of occupiers.

Key points

- Self-contained open plan office
- Private gated development
- Excellent Ceiling height and natural light
- Moments away from vibrant Bermondsey Street
- Built in meeting room
- Bike storage
- Shower



Location

Situated within the private courtyard of Blue Lion Place, just off Long Lane the space is a short walk to Borough Station and benefits from a range of local amenities on Bermondsey Street and the surrounding area including Comptoir Bakery, Maltby Street Market, Pizarro and The Bermondsey Bar & Kitchen. Destination venues such as the Vinegar Yard, Maltby Market and Borough Market are within walking distance.

The area is very much an “in trend” location for commercial occupiers from creative, tech and design industries in search of offices and a vibrant social scene to appeal to talent.

Transport Links



London Bridge 0.4 Miles



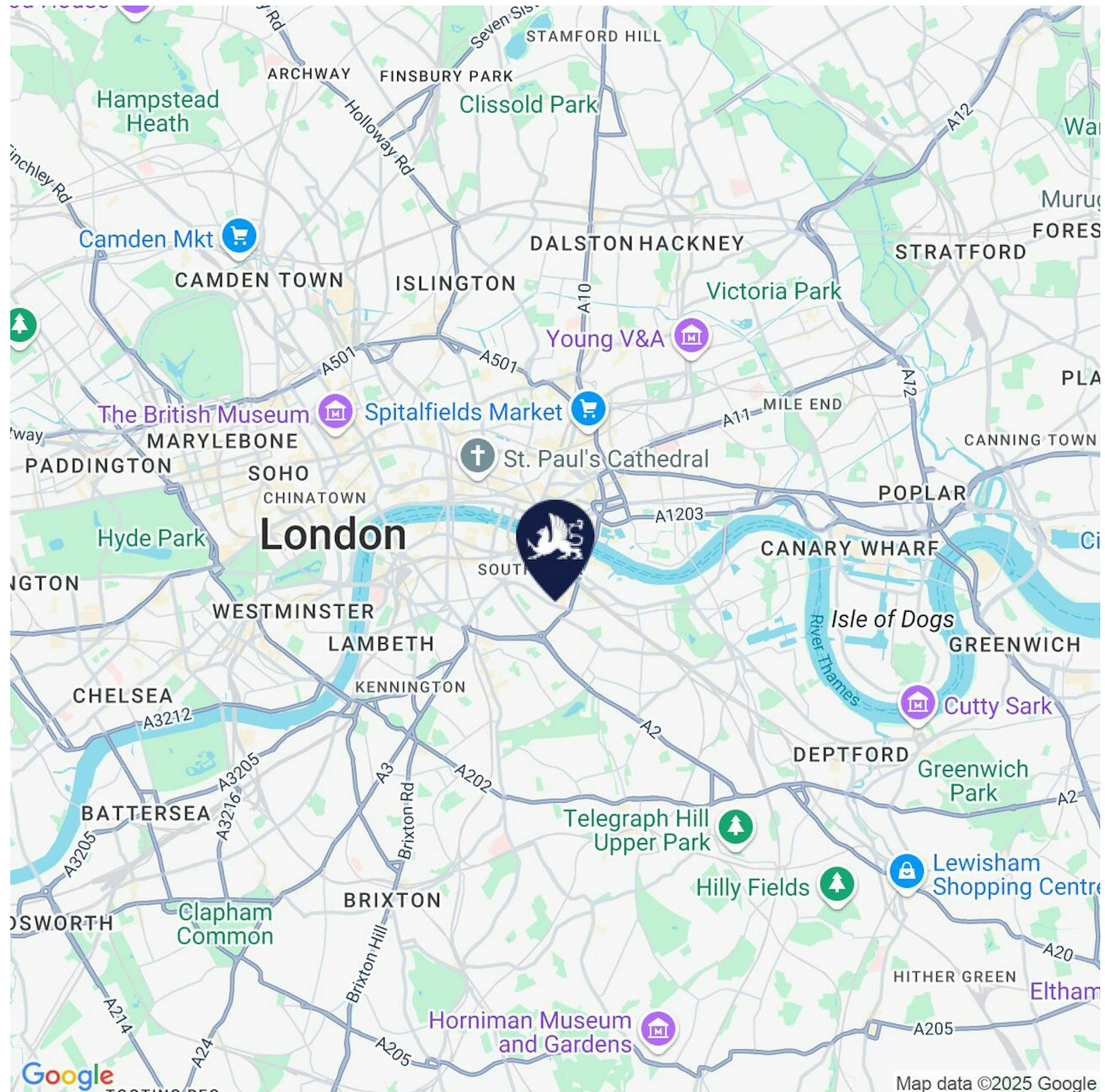
Borough 0.5 Miles



Bermondsey 0.8 Miles



Elephant and Castle 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,297	120.50	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 per sq ft
Rates	£23,275 per annum
Service Charge	£3,484 per annum
VAT	Applicable
EPC	On application

Viewing & Further Information



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