



**Lambert
Smith
Hampton**

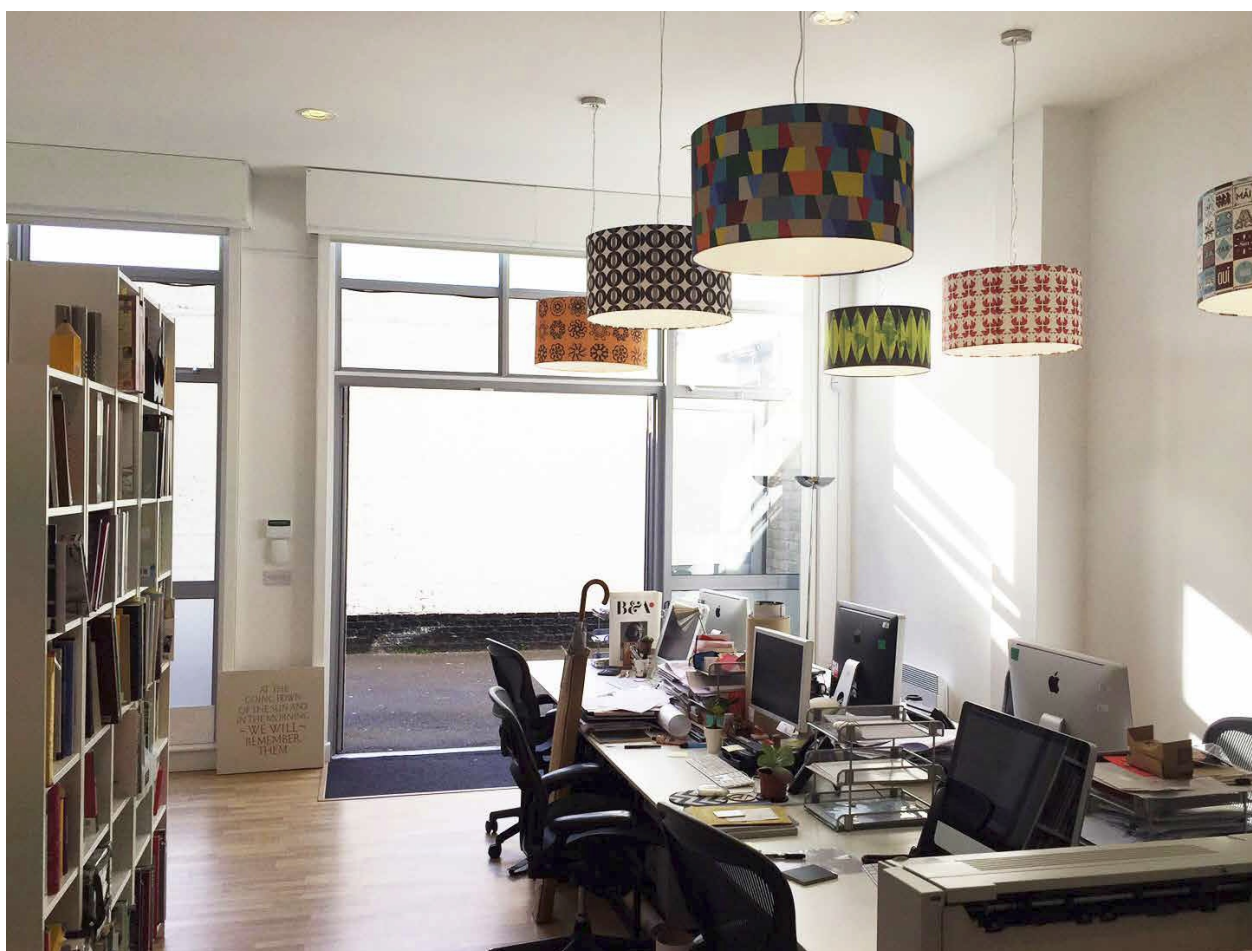
020 7198 2000
www.lsh.co.uk

To Let

Office Property

Self Contained Office Suite To Let in Private Courtyard

Kimber Court, 219 Long Lane, London, SE1 4PB



- 627 Sq Ft (52 Sq M)
- Low occupational costs
- New lease available at only £35.00 per sq ft

Lambert Smith Hampton

The Borough Suite, 8 St Thomas Street, London SE1 9RS T +44 (0)20 7198 2000

Kimber Court, 219 Long Lane, London, SE1 4PB

Location



This modern style building is located on the north side of Long Lane, close to its junction with Bermondsey Street to the east. This busy mixed use area is occupied by many thriving businesses and is well served by eateries, amenities, bars, shops and hotels. Borough Station (Northern line) is located to the west and London Bridge (Jubilee, Northern and mainline services) to the north, both within a 10 minute walk.

Description

The property is accessed via a private entrance leading into a west facing courtyard off Long Lane. The self contained suite is located on the ground floor of this residential building and has completely refurbished in recent years.

- Wood effect laminated floors
- Disabled WC & kitchen facilities
- Perimeter trunking
- Electrical heating

Accommodation	Sq Ft	Sq M
Suite 1	627	52

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Estimated at £9.95 per sq ft.

Terms

A new lease is available for a term by arrangement.

Rent

£22,000 per annum exclusive.

Service Charge

£0.50 per sq ft.

EPC Rating

E115

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

James Couse

Lambert Smith Hampton

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