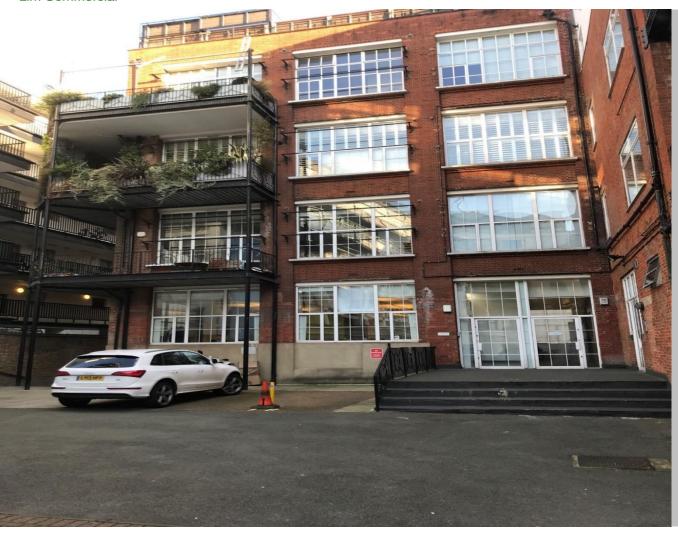


OFFICE INVESTMENT FOR SALE

Tel: 07885 912 982



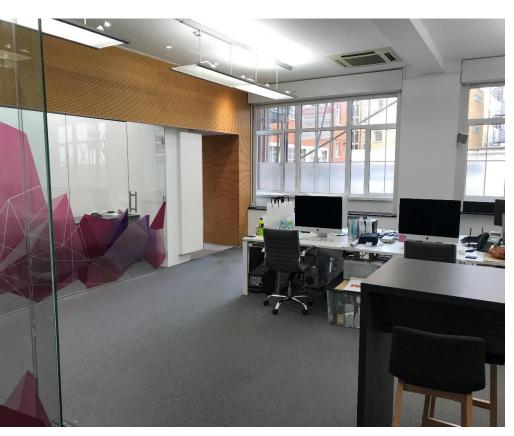
8 BLUE LION PLACE, LONDON SE1 4PU

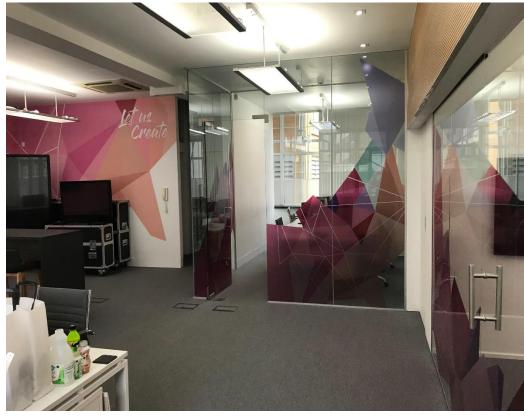
SELF-CONTAINED OFFICE OF APPROX. 1,050 SQ FT (97.5 SQM).

OFFICE INVESTMENT FOR SALE LOCATED CLOSE TO BERMONDSEY STREET, SE1

£1000,000.00
WITH SHARE OF FREEHOLD

8 BLUE LION PLACE, LONDON SE1





MAIN AREA INCLUDING TWO PRIVATE MEETING ROOMS







Location

Located at the eastern end of Long Lane and a short walk to the ever popular Bermondsey Street providing a host of bars and restaurants nearby. Other amenities can be found along Tower Bridge Road together with various bus routes to all destinations.

Description

A self-contained raised ground floor office unit with excellent natural light and modern office specifications. The unit is predominantly open plan with two separate meeting rooms and located within a secured gated development.

Specifications

- Own entrance
- Air-conditioning
- Raised floors
- Separate meeting room
- High ceilings
- Category 5 cabling
- Alarm
- Kitchen
- ❖ W.C/shower
- Gated development

Letting

Let to Finer Vision Limited for a term of 5 years expiring 14th August 2022 at a rent of £47,500 per annum. Lease is contacted outside the Landlord & Tenant Act 1954.

Service Charge

Annual service charge for the year is approximately £2,780.

Rates

The Rateable Value for 2020/2021 is £32,750. therefore the rates payable is approximately £15,687.

EPC

EPC Rating = E - 105

Price

£1,000,000 for the share of the freehold.

VAT

VAT is payable on the purchase price.

Further Details

Ian Lim

E: ian@limcommercial.com

Tel: 07885 912 982