



**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

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