

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## MODERN GROUND FLOOR OFFICE UNIT FOR SALE (L/H)



### UNIT 1 CALICO HOUSE, 199 LONG LANE LONDON SE1 4PN APPROX. 850 SQ FT (79 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 redevelopment to provide high quality residential property and numerous new office buildings, together with various other bar and restaurant facilities.

#### DESCRIPTION

Comprises the self-contained ground floor office, forming part of this small mixed use development built in 2012.

Arranged as a main front open plan space plus meeting room to the rear and two w.c.s, including one wet room with shower. Built in kitchen point, disguised as part of the extensive built in storage.

The interior has been architecturally designed with feature ceiling joinery in part incorporating recessed lighting plus additional spot lights, vinyl floor finish with under floor heating, floor boxes with Cat V cabling throughout and magnetic wall coverings.

Own access direct from street level, with glazed frontage plus additional rear patio style doors into the meeting room.

# UNIT 1 CALICO HOUSE, 199 LONG LANE, SE1

## ACCOMMODATION

The approximate Net Internal Floor area is 850 sq ft (79 sqm). Gross approximately 925 sq ft (86 sqm).

## AMENITIES

Fully fitted as new in 2012, amenities for the Unit include :

- Under floor heating
- Additional spot lighting
- Vinyl flooring
- Hidden kitchen point
- Security shutters
- Part feature ceiling with recessed lighting
- Floor boxes with Cat V cabling
- Extensive built in storage
- Two w.c.s, including one wet room with shower
- Security alarm

## TERMS

The property is offered for sale with full vacant possession by way of the existing 999 year leasehold from January 2011, with a peppercorn ground rent.

## PRICE

Offers in the region of £610,000 for the long leasehold interest. We understand VAT will be applicable to the purchase price. Includes share of freehold.

## BUSINESS RATES

The Rateable Value is £29,000 and therefore the business rates payable for the year 2023/24 are approximately £14,239.

## SERVICE CHARGE AND INSURANCE

Currently approximately £1,500 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 54 (Band C).

## FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



## 199 LONG LANE – LOCATION PLAN



### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.