

# FIELD & SONS

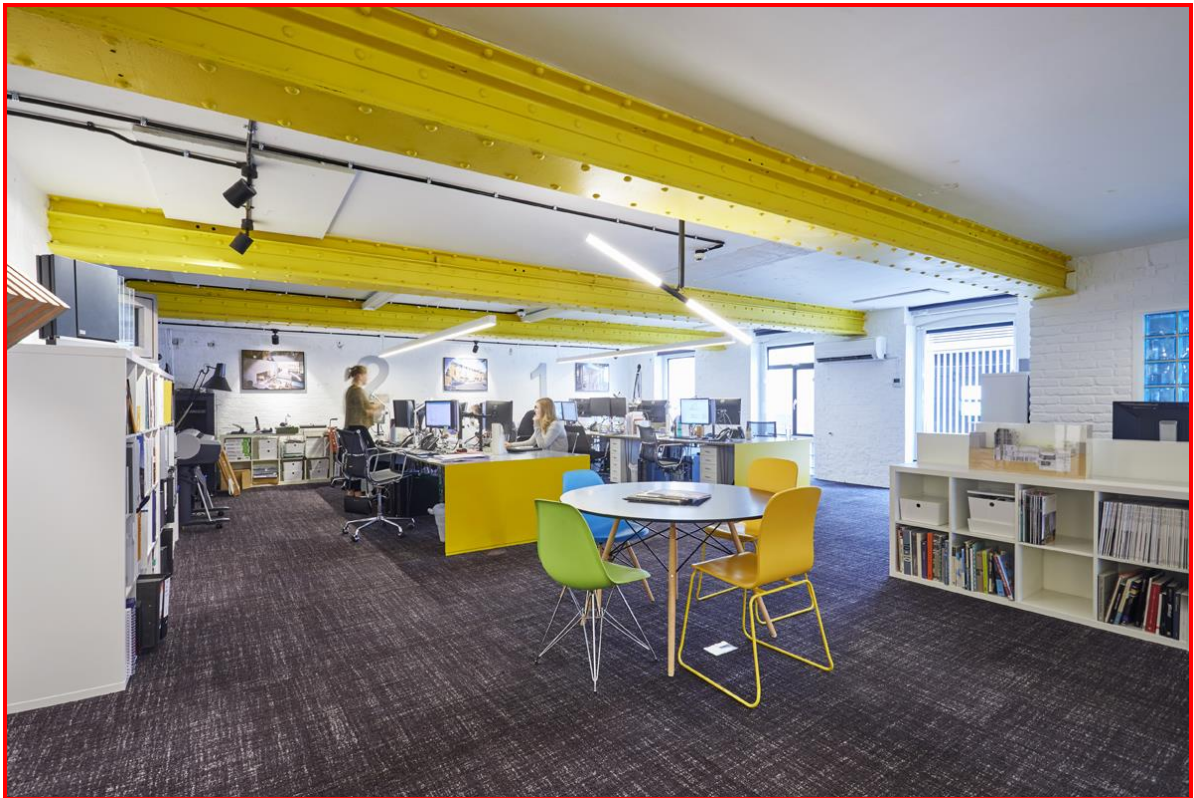
COMMERCIAL

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## REFURBISHED GROUND FLOOR OFFICE TO LET



### 4-7 VINE YARD, LONDON SE1 1QL APPROX. 1,443 SQ FT (134 SQ M)

#### LOCATION

Vine Yard is a quiet courtyard accessed via Sanctuary Street, just off Marshalsea Road and very close to Borough Underground Station (Northern Line). The redeveloped London Bridge station is also within walking distance and property is close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

#### DESCRIPTION

The available accommodation comprises a self-contained ground floor office within this converted period building

Arranged as a main open plan space, meeting room, kitchen and two w.c.s (one with shower).

Access is via own entrance direct from Vine Yard.

# 4-7 VINE YARD, LONDON SE1 1QL

## AMENITIES

Fully refurbished in 2018, amenities include :

- Heating/cooling cassettes
- Surface perimeter power and data
- Mix of vinyl flooring and carpeting
- LED lighting
- Separate kitchen and two w.c.s (inc. shower)
- Exposed iron beams
- Security alarm and grills

## TERMS

New lease on terms by negotiation, outside Landlord & Tenant Act.

## RENT

£59,950 per annum, exclusive of all outgoings.

## BUSINESS RATES

Approx. £14,116 payable for the year 2023/24 (the new Rateable Value being £28,750).

## SERVICE CHARGE

To be advised.

## VAT

VAT is payable on rent and service charge.

## ENERGY PERFORMANCE

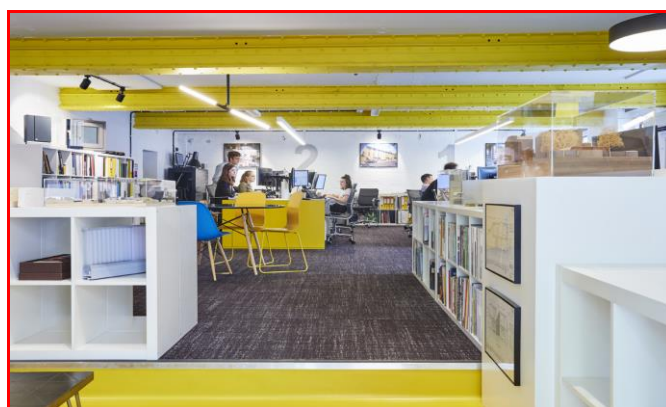
EPC Asset Rating : 72 (Band C).

## FURTHER DETAILS

For further details please contact :

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## 4-7 VINE YARD – LOCATION PLAN



### Important Notice

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