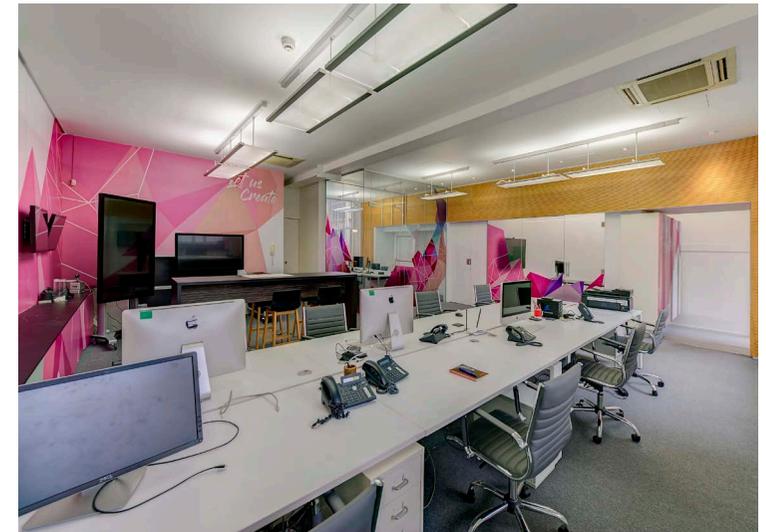


FOR SALE / TO LET  
VIRTUAL FREEHOLD  
UNIT 1, 8 BLUE LION PLACE, 237 LONG LANE SE1

TEL: 07885 912 982



APPROX. 1,170 SQ FT (108.7 SQM)

PRICE: £795,000 - RENTAL £46,000 per annum, exclusive.  
(Flexible terms offered)



Lim Commercial

## BLUE LION PLACE, 237 LONG LANE SE1

TEL: 07885 912 982

### DESCRIPTION

Accessed via a gated development forming part of a modern mixed use development with entry via Long Lane and with direct access on to the popular Bermondsey Street where all amenities can be found.

A self-contained raised ground floor office unit with excellent natural light and modern office specifications. The unit is predominantly open plan with the benefit of two separate meeting rooms, a server room, kitchen, W.C /Shower and excellent storage.

Size: 1,170 sq ft (108.7 sqm)

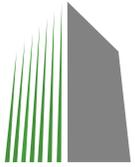
Tenure: 999 years from 4th December 2000

Ground Rent: £150 per annum

Price: £795,000 (seven hundred and ninety five thousand pounds)

The property is available now to view and will be sold with vacant possession.

Alternatively, a lease is offered on terms by arrangement.

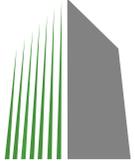


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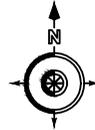
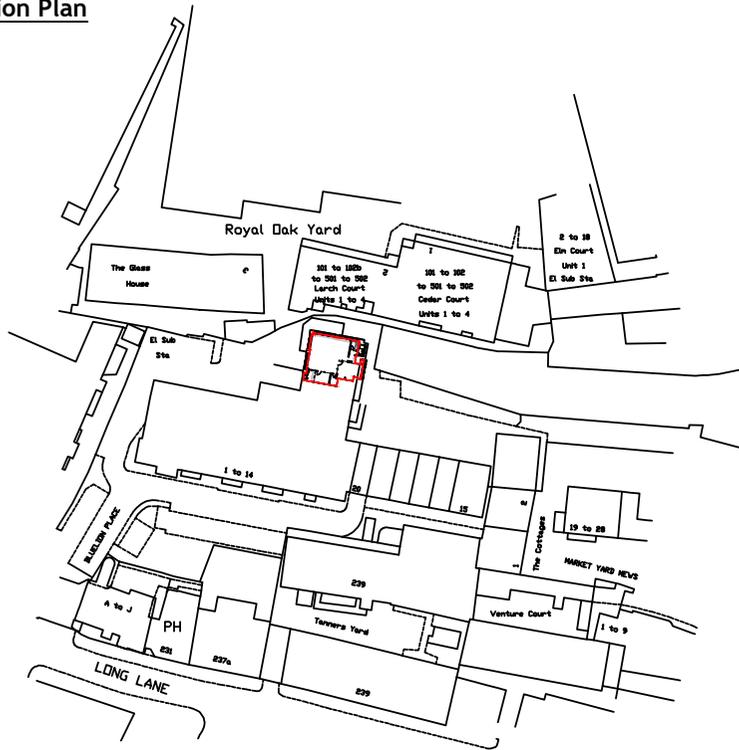
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# BLUE LION PLACE, 237 LONG LANE SE1

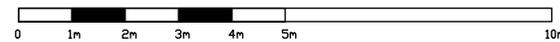
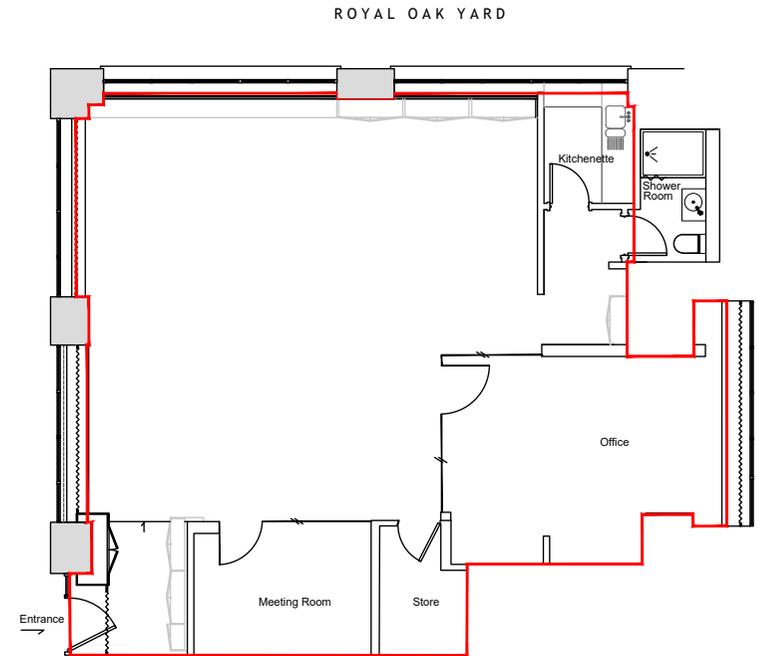
TEL: 07885 912 982



## Location Plan

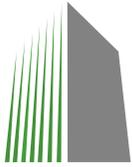


## Ground Floor - Unit 1



LONG LANE





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# BLUE LION PLACE, 237 LONG LANE SE1

TEL: 07885 912 982



## 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.

## Specifications

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

## Tenure

Term of 999 years from 4th December 2000 at a ground rent of £150 per annum.

To be sold with vacant possession.

## Service Charge

Approximately £5.00 psf per annum.

## Rates

The Rateable Value for 2023/2024 is £42,000. Therefore the rates payable is approximately £21,000.

## EPC

EPC Rating = E - 105

## Price

£795,000

## Rental

£46,000 per annum exclusive of all outgoings (Flexible terms offered).

## VAT

VAT is payable on the rent, service charge and the purchase price.

## Further Details

Ian Lim

E: [ian@limcommercial.com](mailto:ian@limcommercial.com)

Tel: 07885 912 982

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.