

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

NEWLY REFURBISHED OFFICES TO LET AVAILABLE EARLY SPRING 2021



16 CRUCIFIX LANE, LONDON SE1 3JW APPROX. 290 - 2,065 SQ FT (27 - 192 SQ M)

LOCATION

16 Crucifix Lane is located just to the east of the junction with the fashionable and popular Bermondsey Street. The newly redeveloped London Bridge station is less than 200m to the west along St Thomas Street.

The immediate local 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. Also within a short walk, as are the high profile development schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

DESCRIPTION

Three varying size offices available over the ground and first floor of this attractive period former warehouse building.

The entire property is being comprehensively refurbished, including the communal areas.

Accessed via the shared entrance with stairs and new passenger lift to the upper floors.

The approximate net internal floor areas are :

Ground Floor Front :	290 sq ft (27 sq m)
Ground Floor Rear :	612 sq ft (57 sq m)
First Floor Whole :	1,163 sq ft (108 sq m)
Overall Total :	2,065 sq ft (192 sqm)

16 CRUCIFIX LANE, SE1

AMENITIES

The offices and building are being fully refurbished to a modern specification, with amenities which include :

- Cassette heating/cooling system
- PIR controlled LED lighting
- Metal perimeter trunking
- Redecorated and carpeted
- New passenger lift
- Tea points
- W.C.s in communal areas inc. disabled accessible and shower
- Bike storage
- Use of meeting room on the second floor
- CCTV security system

TERMS

Our client is an historic local charity who can offer the offices individually or in combinations thereof on new lease/s by negotiation. Lease/s to be outside the Landlord & Tenant Act. The refurbished is scheduled for completion early spring 2021.

RENT

£48 per sq ft per annum, exclusive of all outgoing. VAT applicable.

BUSINESS RATES

To be re-assessed.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPCs to be assessed.

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



16 CRUCIFIX LANE - LOCATION PLAN



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