

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

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

## PROMINENT CORNER FLEXIBLE E CLASS USE UNIT FOR SALE WITH VACANT POSSESSION L/H



### 32 LONG LANE, BOROUGH, LONDON SE1 4AY 3,662 SQ FT (340.2 SQM)

#### LOCATION

The property is located at the western end of Long Lane, close to the junction with Borough High Street and Great Dover Street, approximately 100 metres from Borough Underground (Northern line) and within a short walk of London Bridge station and the popular Borough Market/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

Comprises a self-contained unit arranged over ground and lower ground floor, with fully glazed corner frontage, forming part of a mixed use development block.

The ground floor is predominantly open plan and large internal lightwells providing natural light to the lower ground floor. The lower ground floor is arranged as a further office area plus three meeting rooms, large kitchen / break out space, two WCs and shower. There is also a DDA compliant W.C. in the ground floor.

Currently used as office but potential for alternative uses under the E Use Class.

Includes 2 car spaces within the gated parking area of the block.

# 32 LONG LANE, BOROUGH, LONDON SE1

## ACCOMMODATION

The approx. Net Internal Areas are :

Ground Floor	1,924 sq ft (178.7 sqm)
<u>Lower Ground Floor</u>	<u>1,738 sq ft (161.5 sqm)</u>
<b>Total</b>	<b>3,662 sq ft (340.2 sqm)</b>

## AMENITIES

- Cassette heating/cooling
- Recessed spotlighting
- Accessible raised floors
- W.C.s (inc. disabled) and shower
- Fully glazed frontage
- Three meeting rooms
- Large kitchen / break out area
- Lightwells to lower ground floor
- Two car spaces in gated parking area

## TERMS

The unit (inc parking spaces) is offered for sale by way of a new 999 year leasehold with a peppercorn ground rent.

## PRICE

£1,450,000. VAT applicable.

**SERVICE CHARGE** To be advised

## BUSINESS RATES

Approx. £42861 payable for 2024/25 (Rateable Value £78,500).

## ENERGY PERFORMANCE

EPC Rating = 115 (Band E).

## FURTHER DETAILS

For further details please contact :

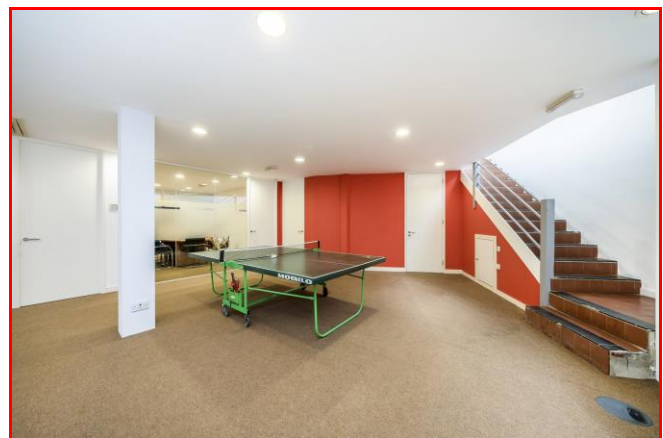
Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

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



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## 32 LONG LANE – LOCATION PLAN

