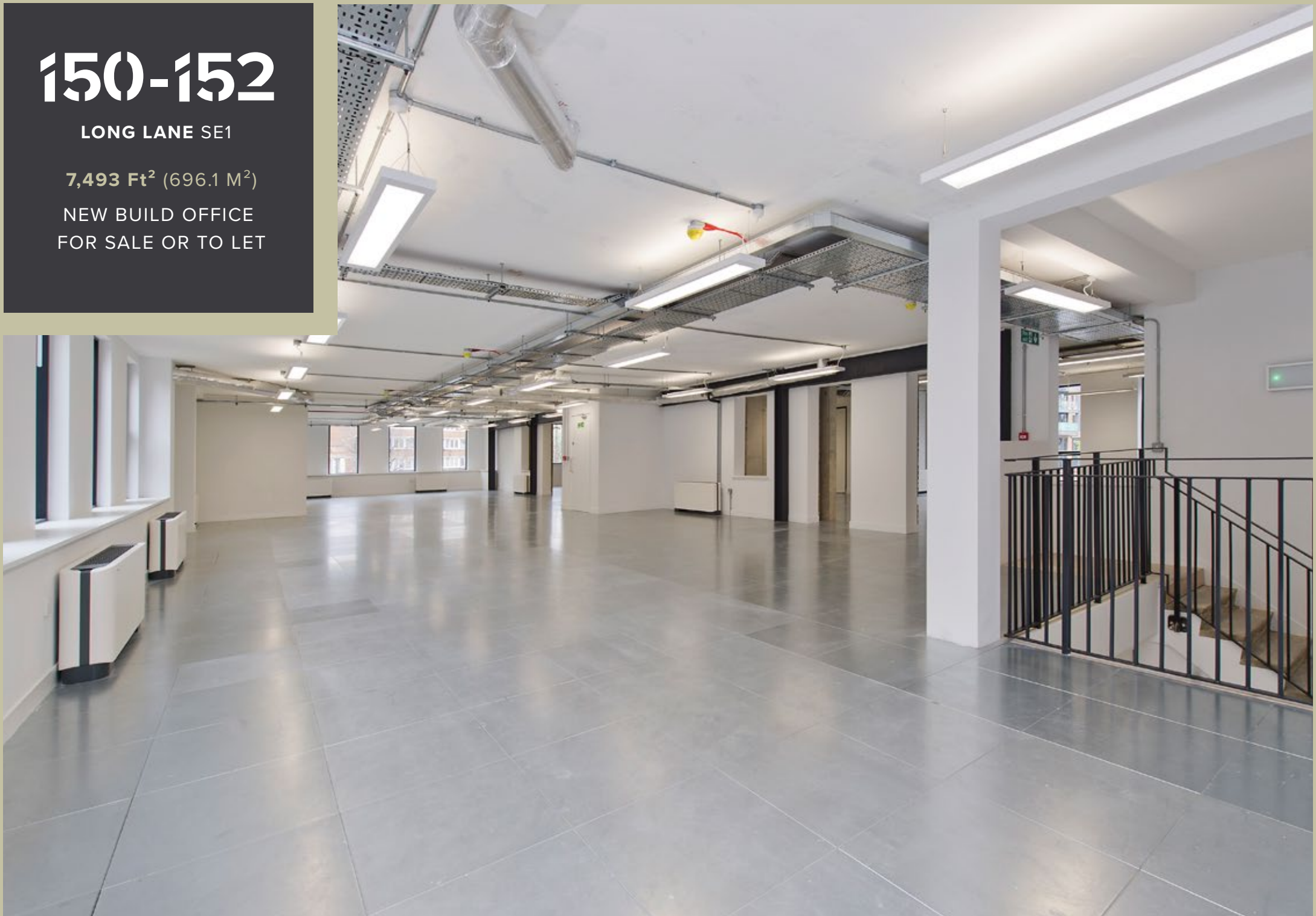


150-152

LONG LANE SE1

7,493 Ft² (696.1 M²)

NEW BUILD OFFICE
FOR SALE OR TO LET



Ground Floor



DESCRIPTION

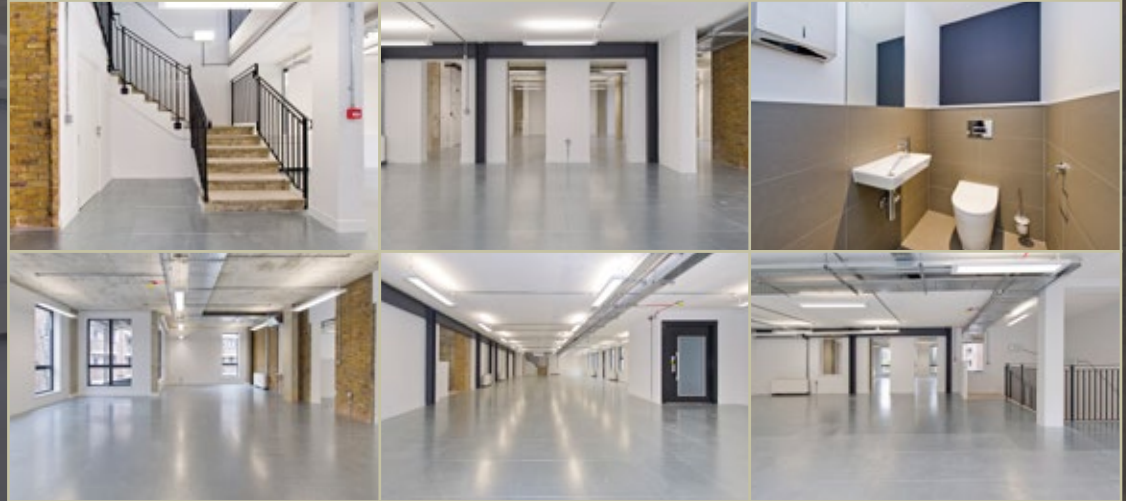
Comprising new office accommodation over ground and first floors, totalling approximately 7,493 Ft² (696.1 M²) NIA. Forming part of a boutique mixed-use development the offices have been finished to a full Cat. A specification. Private garden situated on the ground floor.

For sale by way of long leasehold (tenure 999 years) or To Let. Freehold available by separate negotiation.

Further details available upon request.

150-152
LONG LANE SE1

First Floor



SPECIFICATIONS

AMENITIES

- Platform Lift
- Two entrance points from Long Lane
- Fire Detection
- Cycle Storage
- Private Garden
- Water provision for localised tea points

HEATING & COOLING SYSTEM

- Daikin VRF system to the office floorplates, this does both heating and cooling
- Extraction system to the wet areas

FINISHES

- Exposed brickwork and steelwork
- Perimeter dry lined walls
- Raised Access Flooring
- Paved Garden
- Tiled WC's with fitted sanitary ware
- Fitted Shower
- Cleaning Cupboard
- Fitted bicycle racks

FLOOR TO CEILING HEIGHT & RAF DEPTH

- Ground Floor 2675mm
- First Floor 2728mm
- RAF void is 75mm allowing for Electrak system to be installed

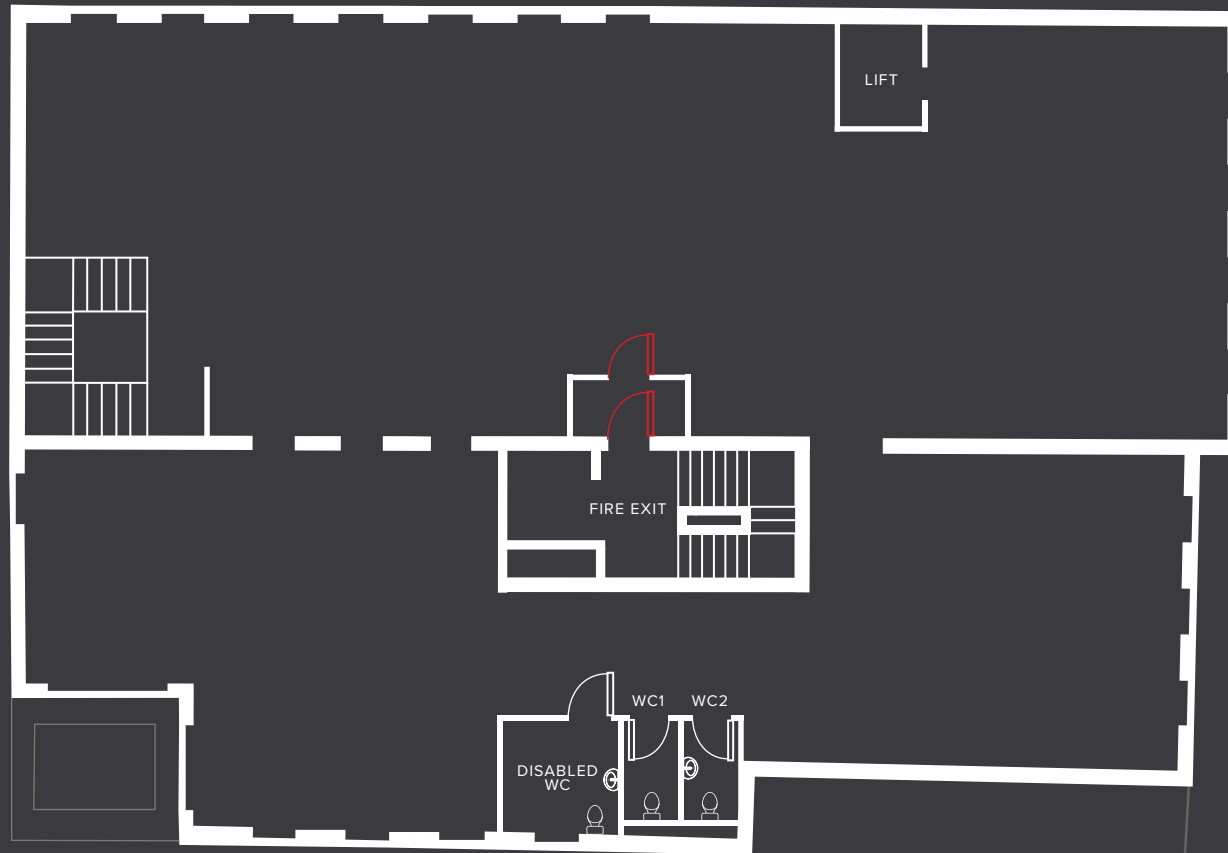
LIGHTING

- Suspended LED lighting
- Switched but reprogrammable

150-152
LONG LANE SE1

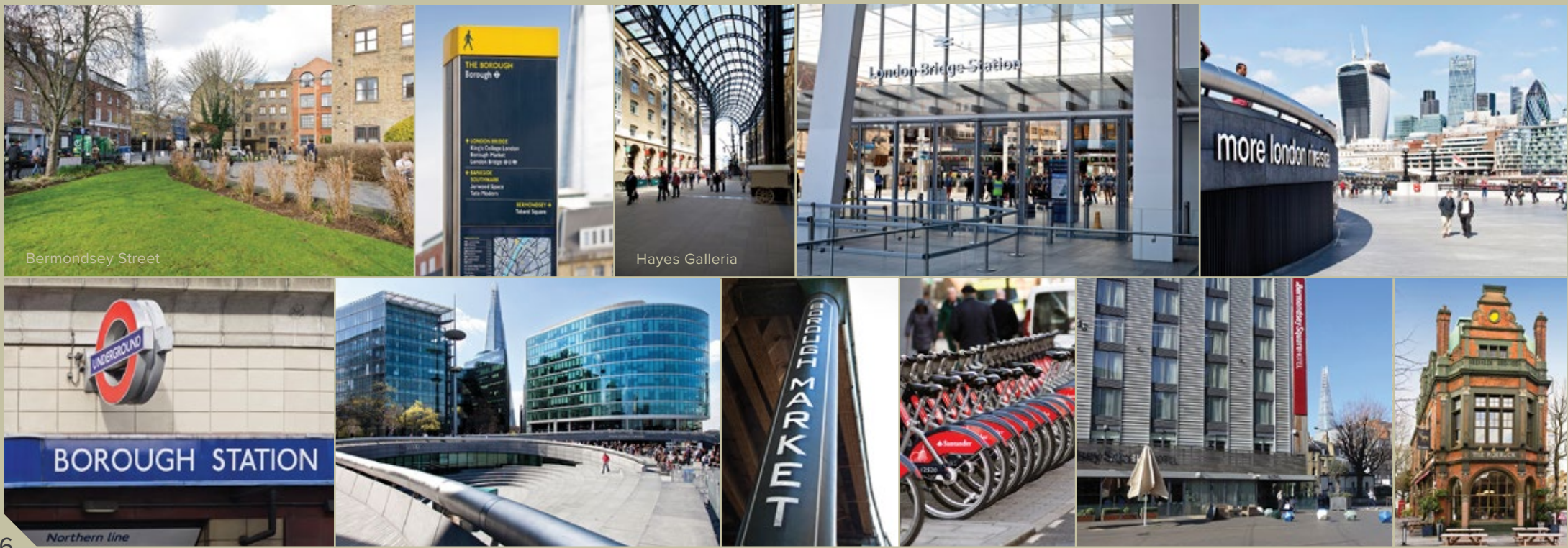


GROUND FLOOR 3,591 Ft² (333.6 M²) NIA



Long Lane

FIRST FLOOR 3,902 Ft² (362.5 M²) NIA



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SITUATION

Design House is located on the southern side of Long Lane, close to the junction with Weston Street and within 400m of the popular Bermondsey Street and less than 700m from the vibrant Borough Market locality.

The wider SE1 area has and continues to undergo extensive regeneration to provide numerous new office buildings and high quality residential property, together with various other bar and restaurant facilities. High profile schemes completed over recent years include, More London, Bankside, Bermondsey Square and London Bridge Quarter, which includes 'The Shard'.

Southwark is now well established as one of Central London's most desirable commercial locations with occupiers including News UK, PwC, Ernst & Young, The FT, Norton Rose Fulbright and The GLA headquarters.

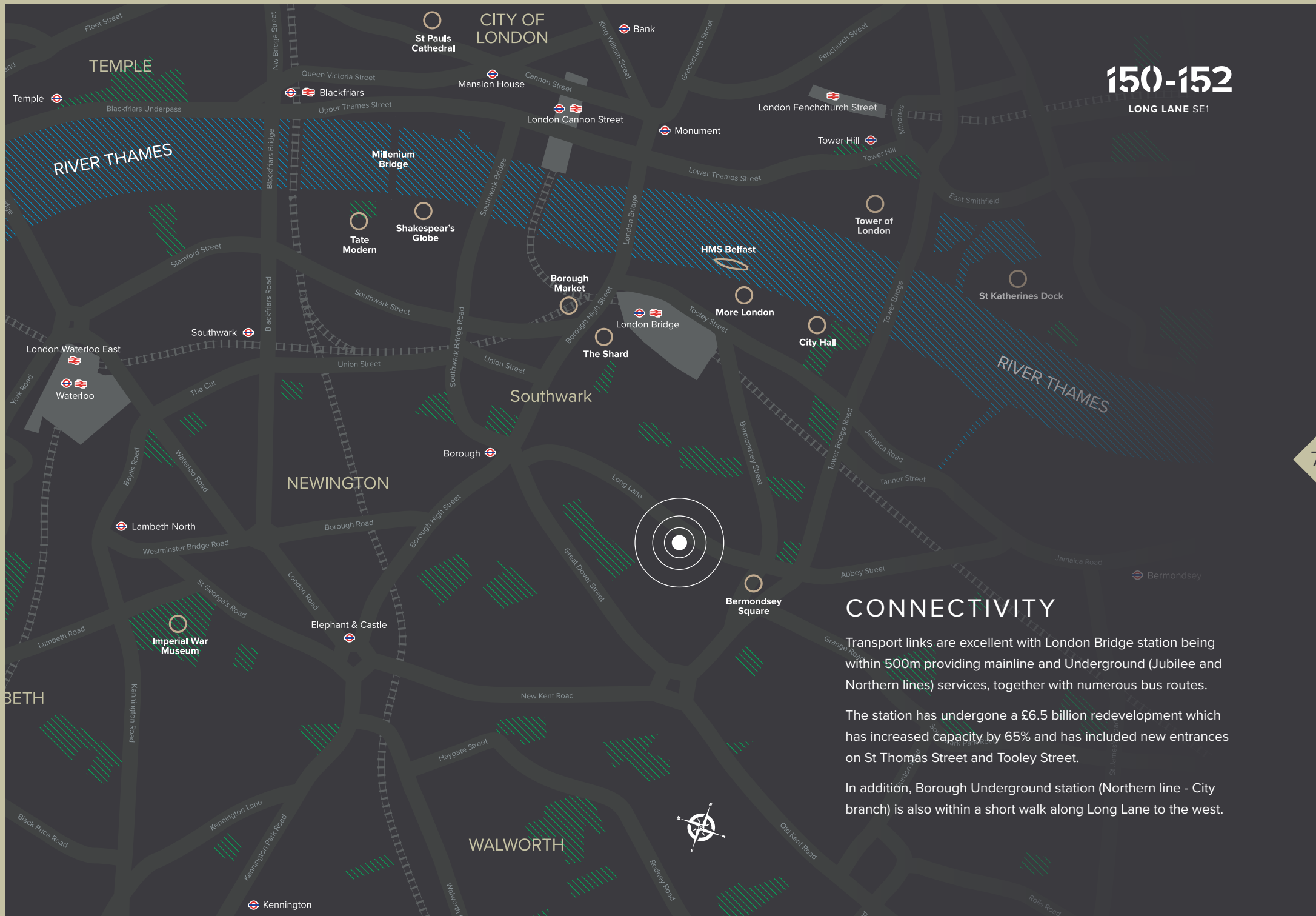
In addition, the large South Bank University campus is located less than 1 km to the south west of the property and the extensive Guys Hospital site is located to the north before London Bridge station (including Kings College medical school).

150-152

LONG LANE SE1

150-152

LONG LANE SE1



CONNECTIVITY

Transport links are excellent with London Bridge station being within 500m providing mainline and Underground (Jubilee and Northern lines) services, together with numerous bus routes.

The station has undergone a £6.5 billion redevelopment which has increased capacity by 65% and has included new entrances on St Thomas Street and Tooley Street.

In addition, Borough Underground station (Northern line - City branch) is also within a short walk along Long Lane to the west.

150-152
LONG LANE SE1

SUMMARY

- Price: POA
- Availability: For Sale (999 year leasehold) or To Let
- Service Charge & Ground Rent: TBC
- Available Now
- Freehold available by separate negotiation
- Sale elected for VAT
- Further details available upon request

IMPORTANT NOTICE

The Joint Agents 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 The Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

A JOINT VENTURE BY:



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