

# 150-152

LONG LANE SE1

7,493 Ft<sup>2</sup> (696.1 M<sup>2</sup>)

COMING SOON

NEW BUILD OFFICE  
FOR SALE OR TO LET



First Floor CGI



## DESCRIPTION

Comprising new office accommodation over ground and first floors, totalling approximately 7,493 Ft<sup>2</sup> (696.1 M<sup>2</sup>) NIA. Forming part of a boutique mixed-use development the offices will be 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. Due for completion Autumn 2018.

Further details available upon request.

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Cut away section CGI



## AMENITIES

- Raised Access Floors
- Lift
- Comfort cooling/heating system
- Cycle Store
- Toilet and Shower
- Tea Point
- Private Garden
- 3 separate entrance points
- Floor boxes recessed within raised floors

## OPTIONAL FINISHES

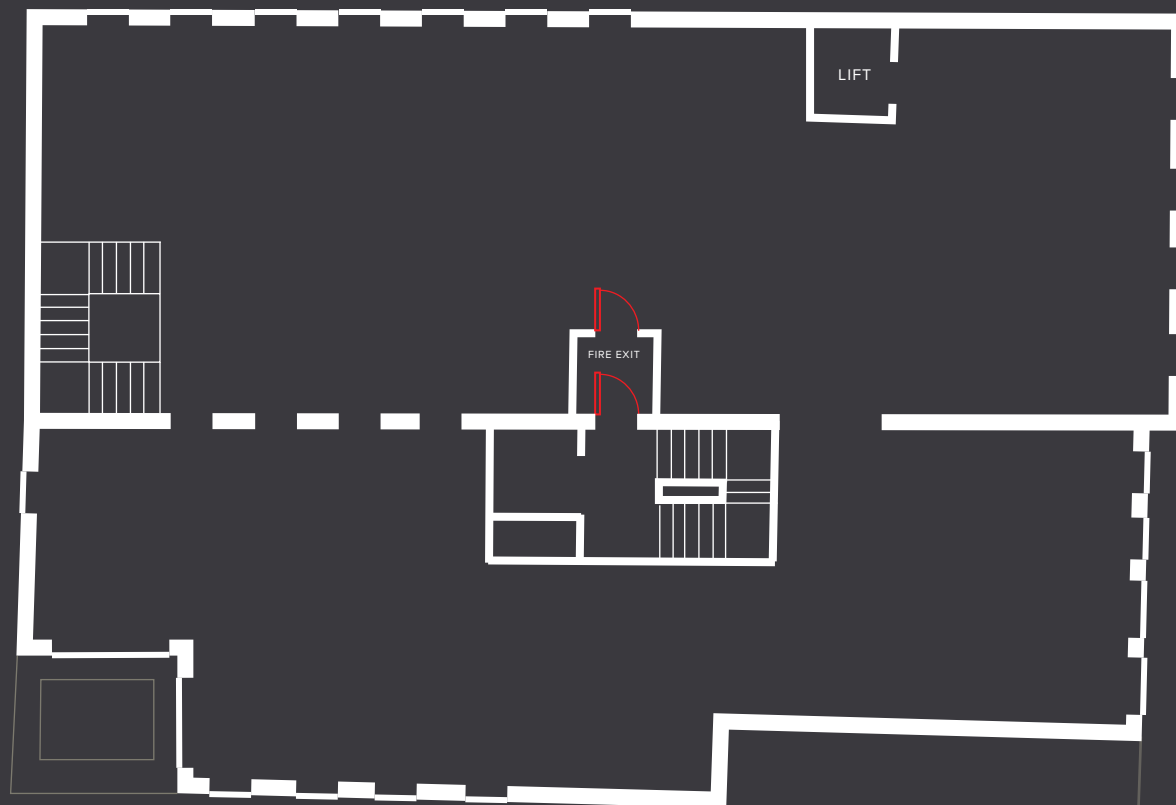
- Suspended Ceilings \*
- Floor Finishes
- Wall Finishes
- Ceiling Finishes
- Lighting
- Turnstiles

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\* Current floor to ceiling height guidance based on w/o suspended ceilings



**GROUND FLOOR** 3,591 Ft<sup>2</sup> (333.6 M<sup>2</sup>) NIA



**FIRST FLOOR** 3,902 Ft<sup>2</sup> (362.5 M<sup>2</sup>) NIA

Long Lane





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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'.

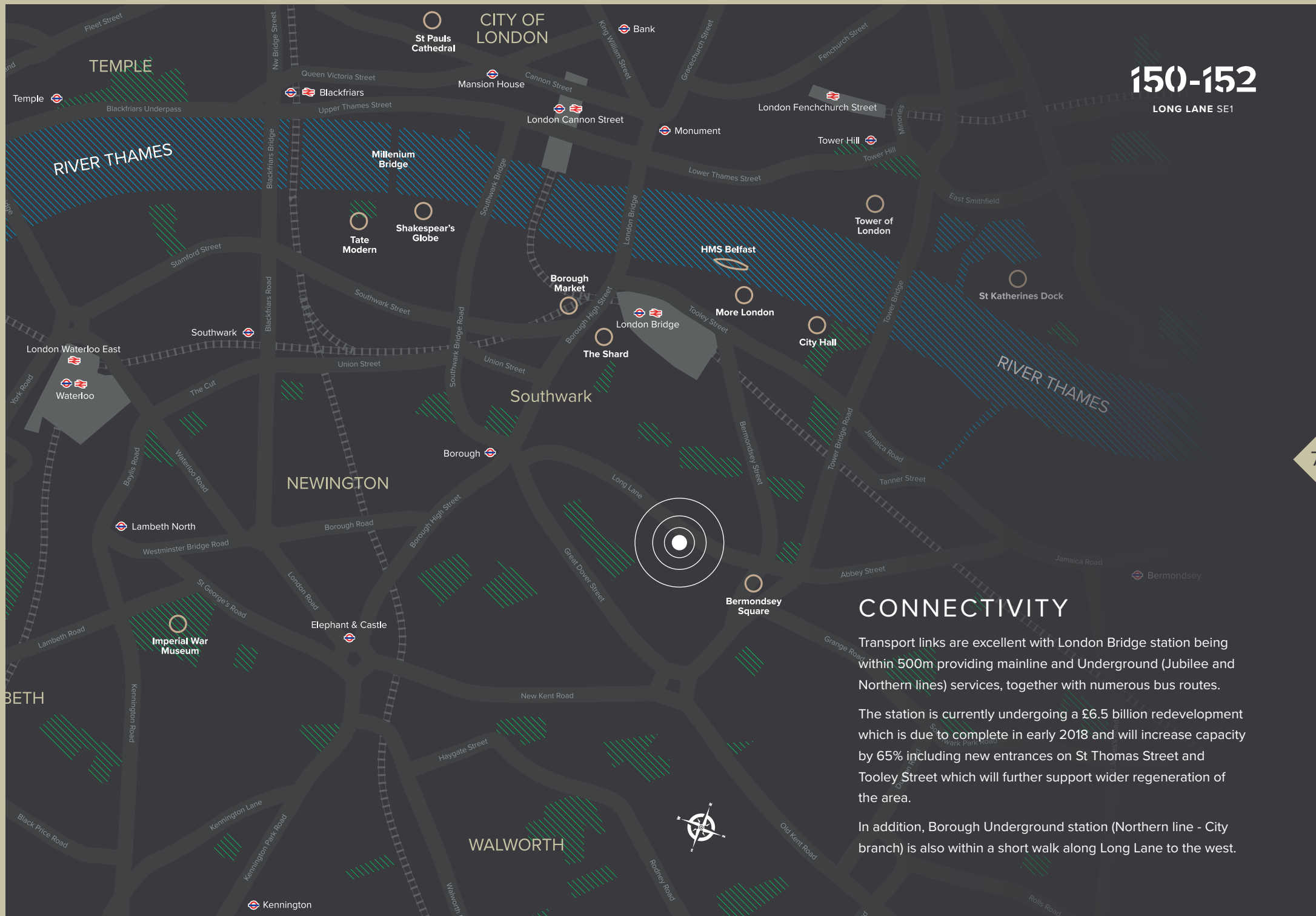
Southwark is now well established as one of Central London's most desirable commercial locations with occupiers including News UK, PwC, Ernst & Young, The FT, Norton Rose Fulbright and The GLA headquarters.

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).

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## 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 is currently undergoing a £6.5 billion redevelopment which is due to complete in early 2018 and will increase capacity by 65% including new entrances on St Thomas Street and Tooley Street which will further support wider regeneration of the area.

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

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## SUMMARY

- Price: POA
- Availability: For Sale (999 year leasehold) or To Let
- Service Charge & Ground Rent: TBC
- Completion: Autumn 2018
- 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.

### VIEWING STRICTLY THROUGH THE JOINT AGENTS

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