

USP.

Baden Place
1-15 Crosby Row
London SE1

**Baden Place, Crosby Row,
London, SE1**

2,190 - 9,265 SQ FT

usp.london
020 3757 7777





Description

Fitted office units from 2,000 sq ft

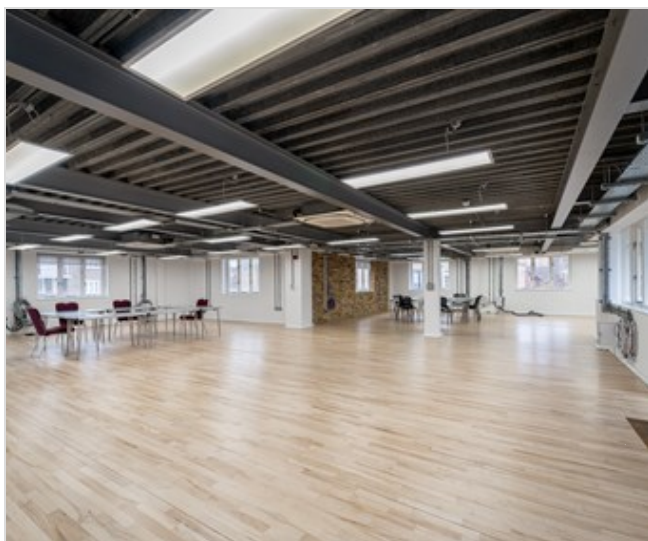
Unit 13 comprises the entire third floor of this courtyard complex of office units, which were comprehensively refurbished in 2017. The floor provides a mix of open plan offices, meeting rooms and break out space together with demised WCs, shower and two kitchens.

Unit 6 has just come to the market and is fully fitted.

The ground floor unit is a fully fitted unit to be taken as a whole in this wonderful complex.

The unit is DDA compliant and accessed via the central courtyard with passenger lift and stairs to the upper floors.

The courtyard has capacity for 6 parking spaces available by separate licences plus cycle storage.





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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
3rd Floor - Unit 13	Available	4,465	£47.50
Part 1st Floor - Unit 6	Under Offer	2,190	£47.50
Ground Floor	Available	4,800	£47.50

Amenities

Self-contained units

LED lighting

Private courtyard location

Excellent natural light

All units can be taken managed at
£140.00 per sq ft with all brokers fees
paid

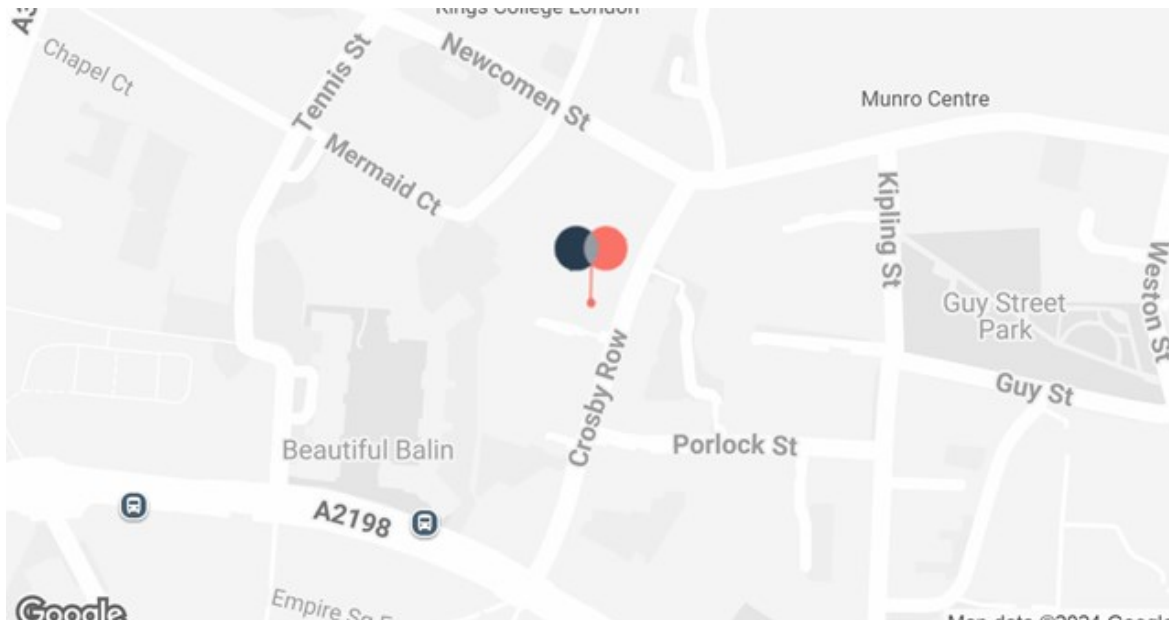
Air conditioning

Passenger lift

Cycle storage

Separate car parking available by licence
arrangement plus cycle storage





Location

Baden Place is a courtyard office complex located off Crosby Road, just north of the junction with Long Lane and approximately 400m south of the redeveloped London Bridge station. In addition, Borough Underground (Northern line) is 200m to the west and the popular Borough Market/Borough High Street and Bankside localities are also within close proximity.

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Further Information

New lease direct from the Landlord

Rent

£47.50 psf

Rates

£17.00 psf

Service Charge

£6.00 psf

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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