

FOR SALE / TO LET

CONTEMPORARY STUDIO OFFICE IN SE1

Tel: 07885 912 982



Ground Floor
120-122 Webber Street, London SE1 0QL
Area Floor Space – Approx. 4,382 sq ft (407 sqm)

For Sale - £3.25 million
To Let - £200,000 per annum
Available September 2023

120-122 WEBBER STREET, LONDON SE1 0QL



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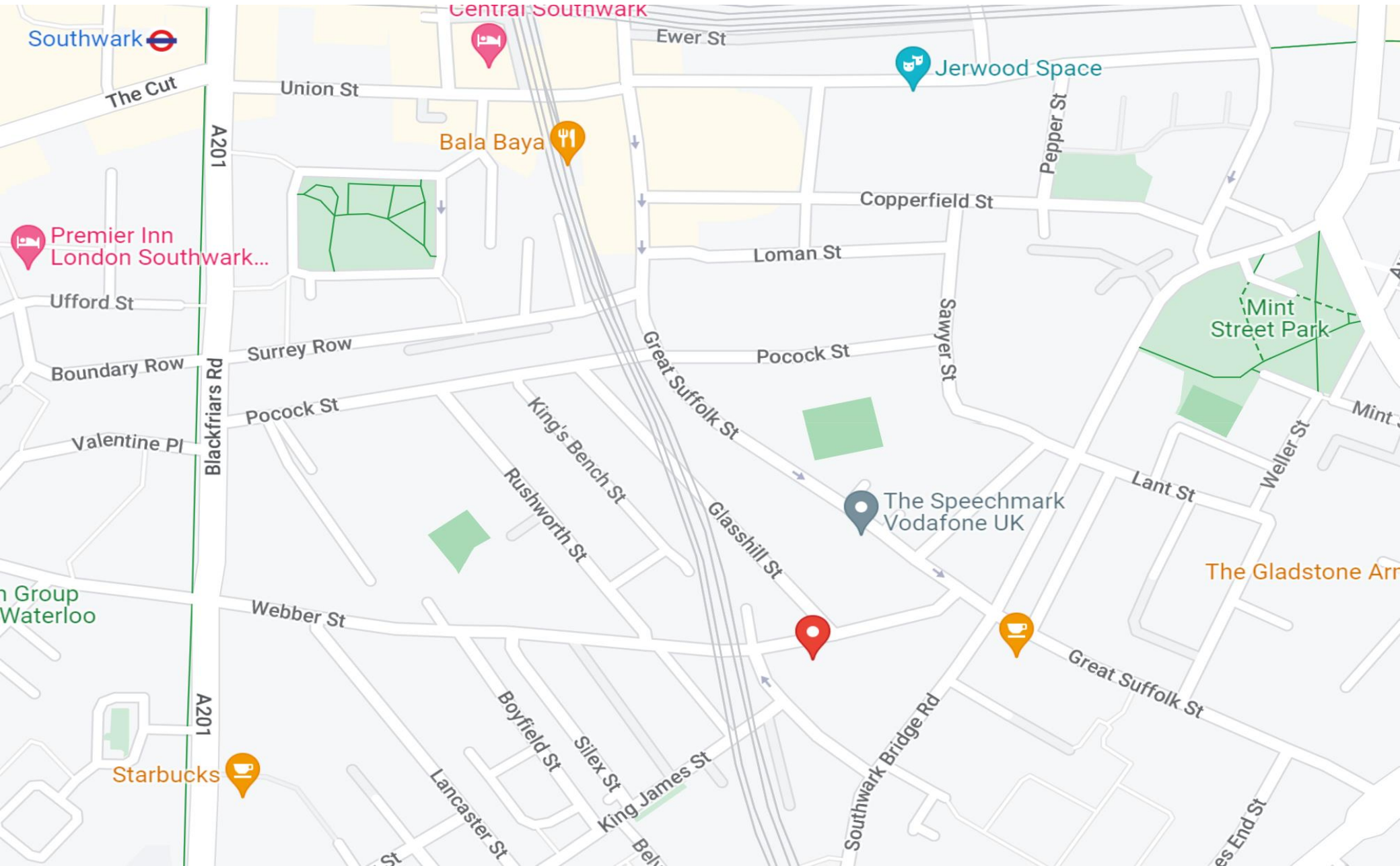
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Description

A rare opportunity to occupy a self-contained ground floor studio / showroom comprising a modern contemporary design throughout with frontage and offering approximately 4,382 sq ft of space throughout.

There are various meeting rooms and private offices to include a large reception together with a dining area, entertainments room and several workstations. The kitchen is located at the rear of the property adjacent to a large storage room.

Location

The property is located on Webber Street close to the junction with Southwark Bridge Road and is close to all major transportation links to include London Bridge, Borough, Southwark & Waterloo stations. There are a host of amenities nearby to various bars, restaurants cafes and other local attractions.

Specifications

- Reception * Advanced heating / cooling cassettes * Cat 6 cabling * Toilet facilities / shower * Open plan kitchen
- High ceilings * Electric security shutter * Full height glazing

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Rental & Terms

£200,000 per annum exclusive of all outgoings.

A new lease is offered on terms by arrangement.

For Sale

Tenure - A Term of 999 years from 1st January 2008.

Price - £3.25 million offered for the Virtual Freehold.

VAT

VAT is payable on the rent, service charge and the purchase price.

EPC = B - 42.

Business Rates

According to the Valuation Office, the Rateable Value for the year 2023/24 is approximately £ 104,000 per annum. Therefore the rates payable is approximately £53,248 per annum.

Service Charge

Approximately £15,000 per annum equating to £3.56 per sq ft per annum.

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Viewing Arrangements

Strictly by appointment only via Lim Commercial

Contact - Ian Lim

Mobile – 07885 912 982

Email: ian@limcommercial.com