

# 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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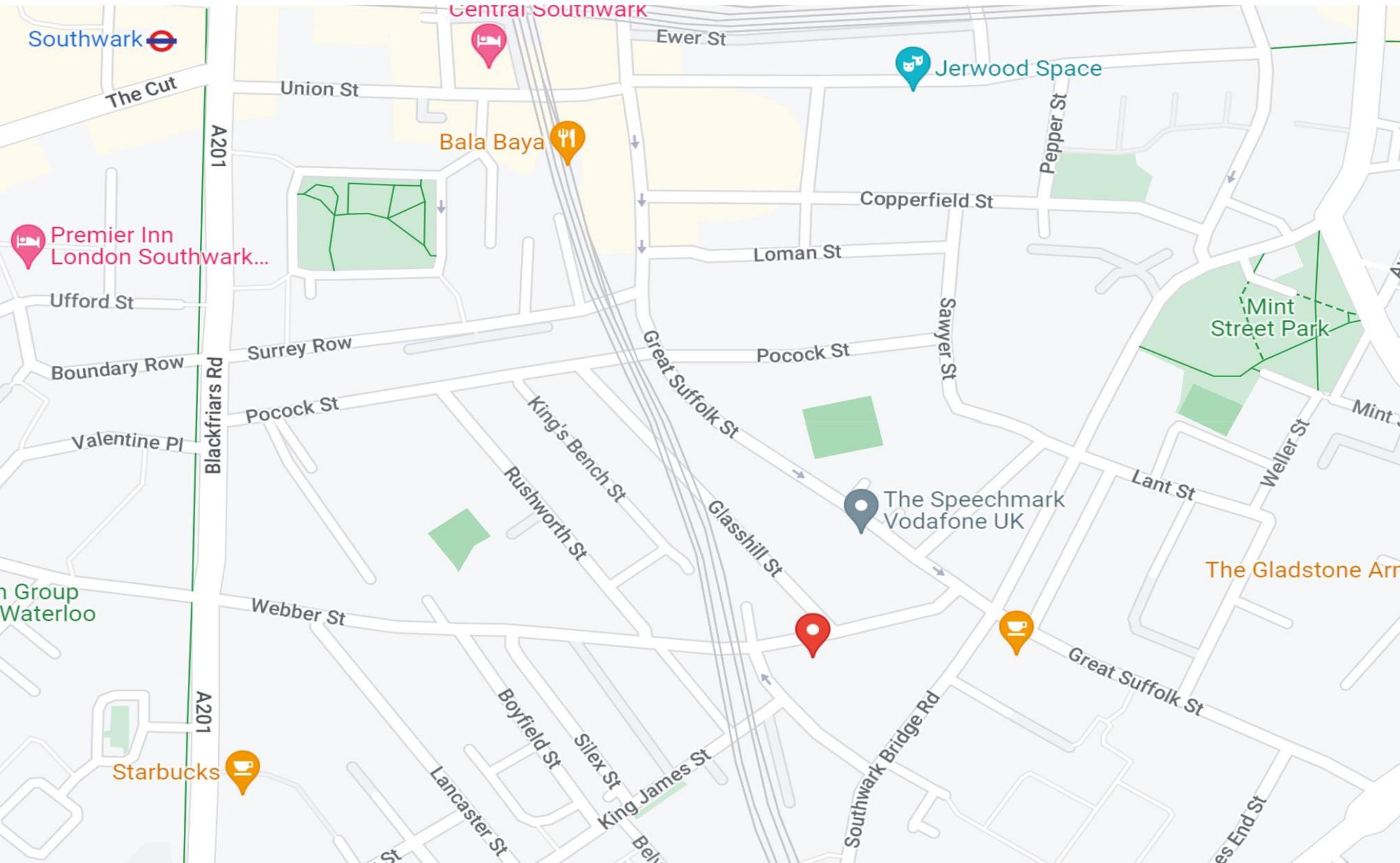
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## Description

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

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Email: [ian@limcommercial.com](mailto:ian@limcommercial.com)