

SELF CONTAINED OFFICE FOR SALE

4,100 SQ FT (381 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



124-126 WEBBER STREET, LONDON, SE1 0QL

LOCATION:

The property is situated on the ground floor of an attractive mixed use building in an area benefitting from significant regeneration. Nearby are a number of good restaurants, cafes and shops along The Cut, Southwark Street and Borough High Street.

There are good transport links as the property is situated in between several key underground stations that are within walking distance including Borough (500m), Southwark (600m), Elephant & Castle (900m) and Waterloo station (1km).

DESCRIPTION:

This 4,100 square foot self-contained office is situated on the ground floor of a purpose-built development. The office is currently laid out with multiple partitions and would benefit from refurbishment. The space has floor-to-ceiling windows on two aspects, which offers good natural light. It has air conditioning throughout and is fitted with a kitchenette. There is a small communal courtyard to the rear.





SIZE: 4,100 Sq Ft (381 Sq M)



PRICE: £2,600,000 per annum



COSTS:

SERVICE CHARGE: £6,300 per annum (2023/2024)

BUSINESS RATES PAYABLE: £75,264 per annum (2023/ 2024)

VAT: VAT is payable on the sales price and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.

TENURE:

Sale of a 999 year lease granted in 2008.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



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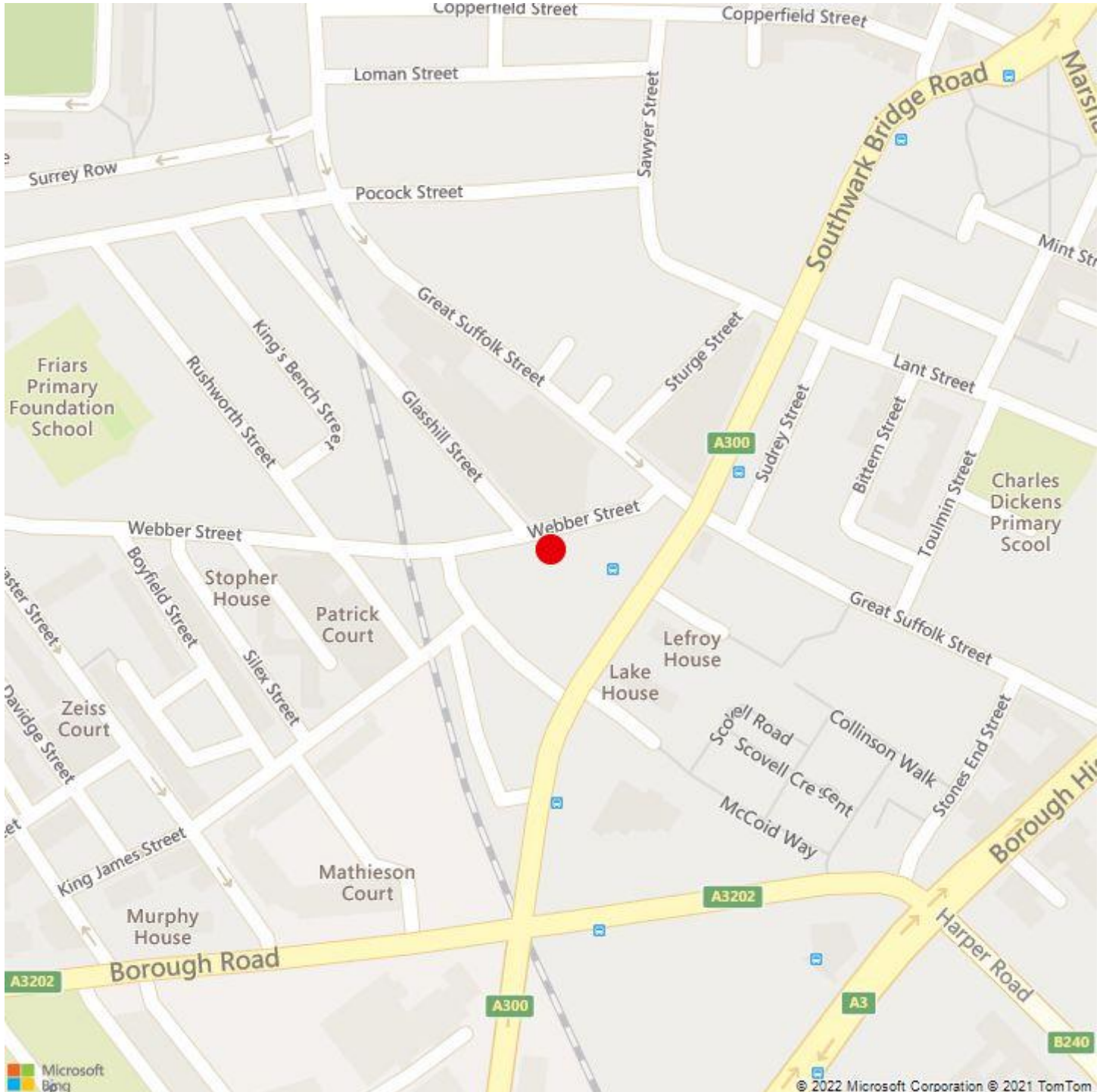
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SOUTH LONDON'S LEADING AGENTS

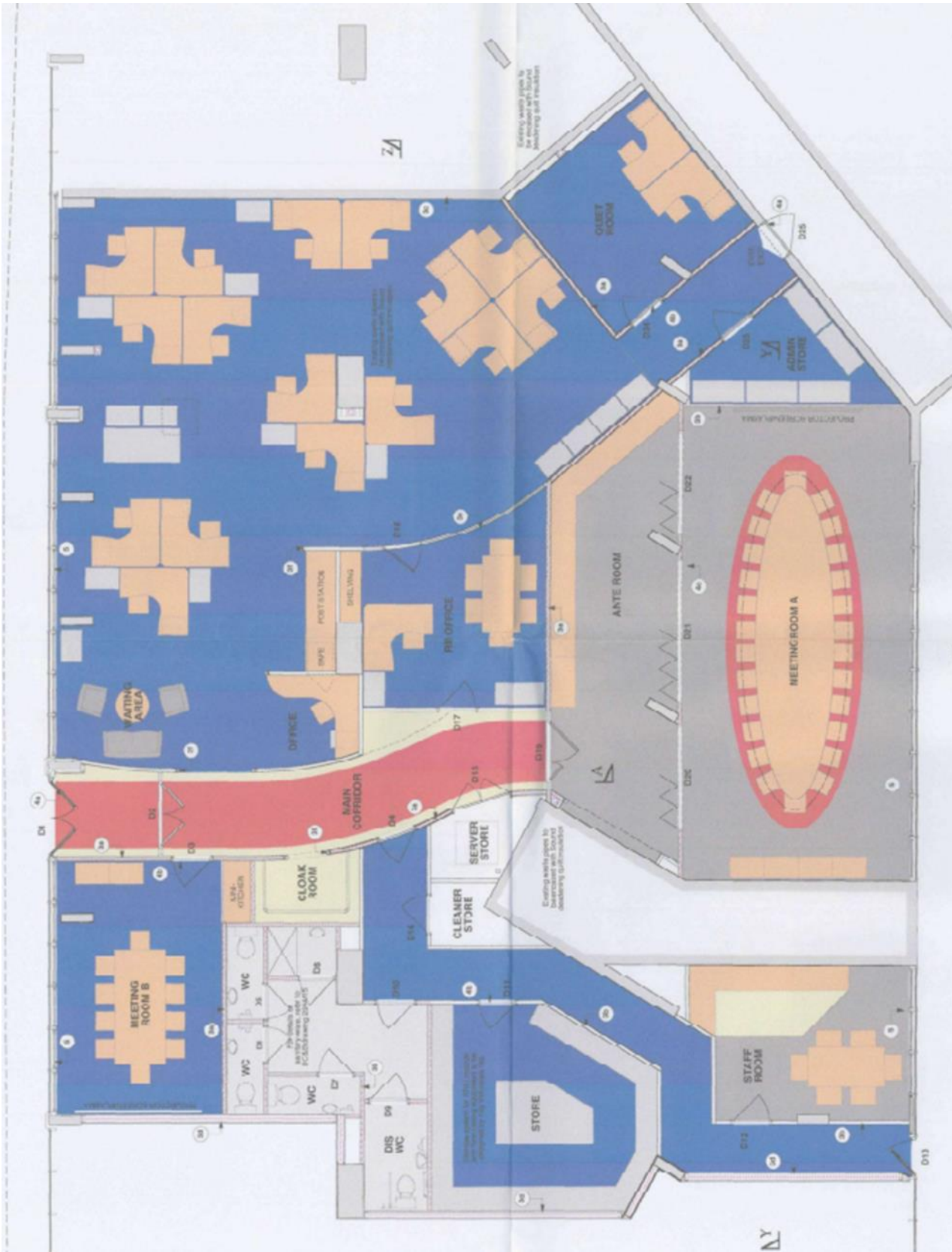


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 FLOOR PLAN (existing)



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