

SELF-CONTAINED CONTEMPORARY OFFICE FOR SALE/ TO LET

4,382 SQ FT (407 SQ M)

KALMARs

COMMERCIAL



120-122 WEBBER STREET, LONDON, SE1 0QL



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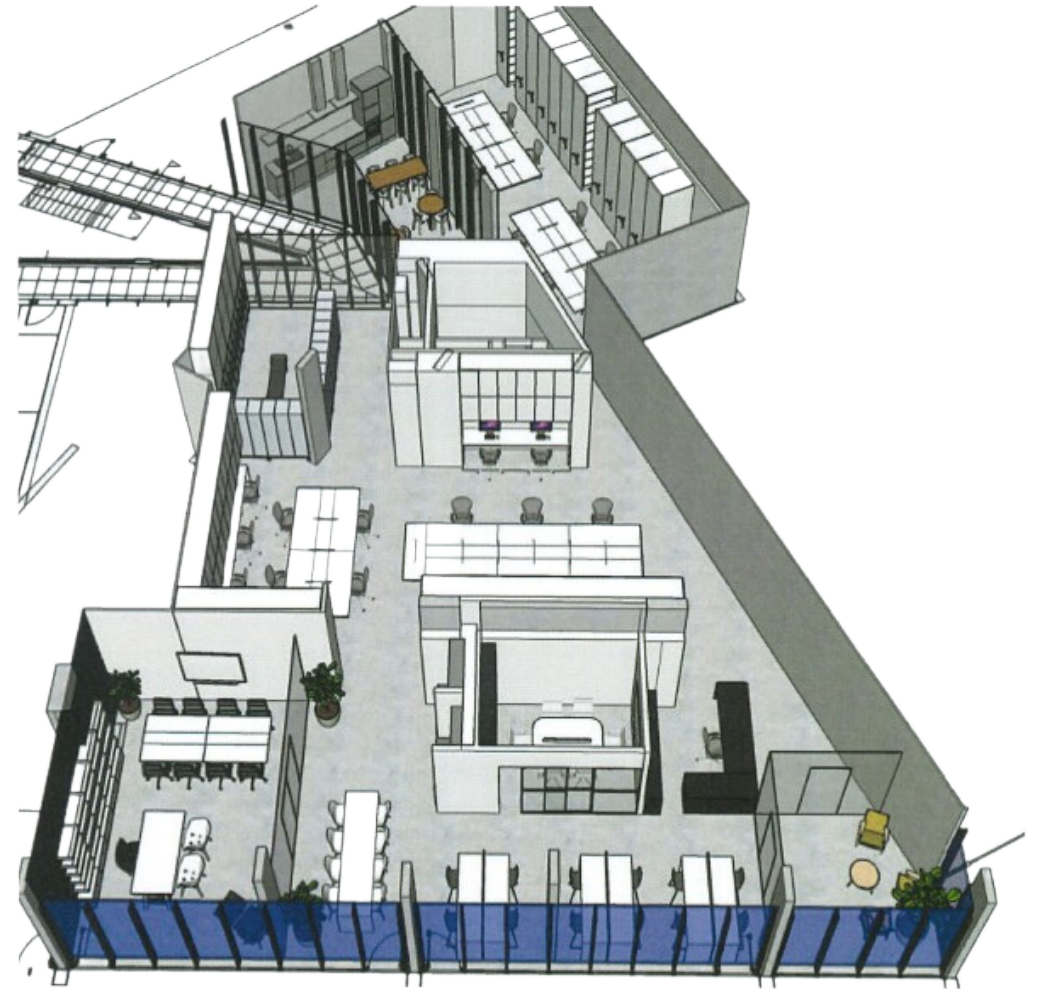
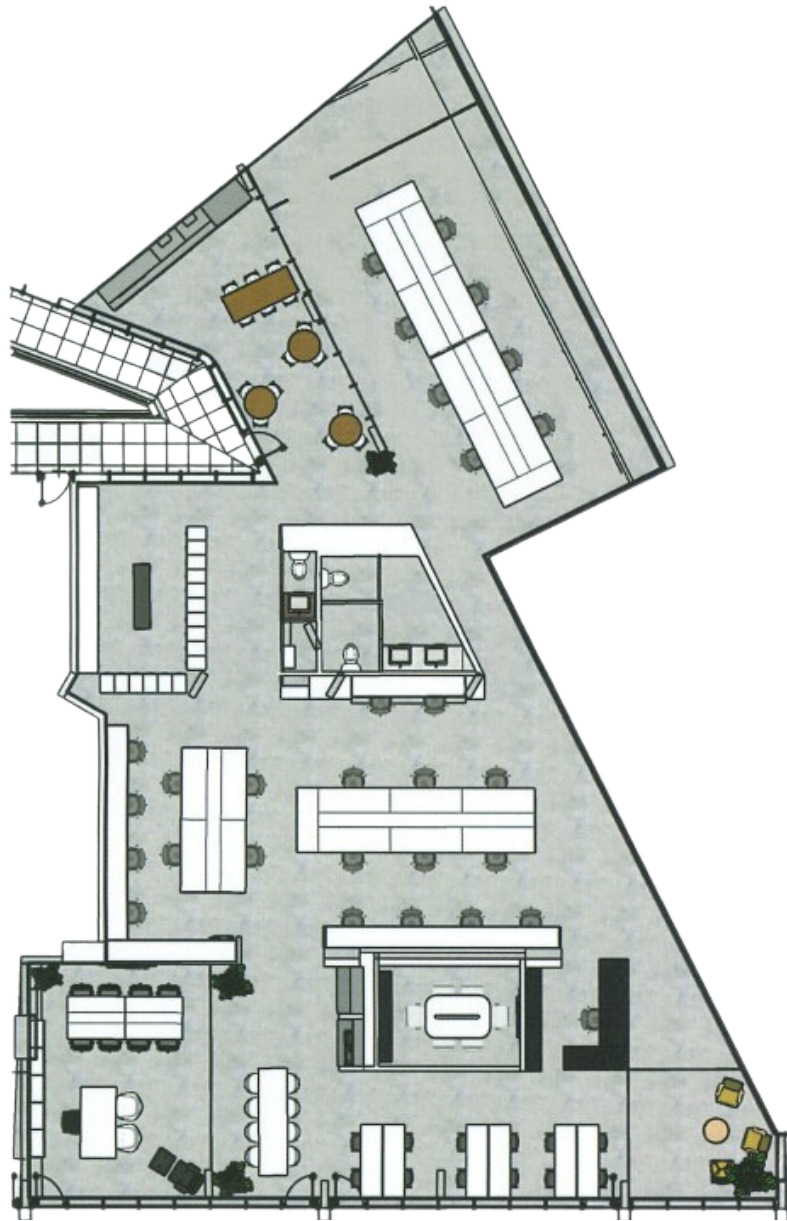


LOCATION:

Conveniently located near London Bridge, this property is situated on the ground floor of an attractive mixed-use building in an area benefitting from significant regeneration. Nearby you'll find several restaurants, cafes, and shops along The Cut, Southwark Street, and Borough High Street.

The property is situated between multiple key underground stations that are all within walking distance. These include London Bridge (1.6km), Borough (500m), Southwark (600m), Elephant & Castle (900m), and Waterloo station (1km).

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DESCRIPTION:

This 4,382 square foot self-contained contemporary office is situated on the ground floor of a purpose-built mixed-use development. The office is primarily open-plan with high ceilings of 3.9m and benefits from two glazed meeting rooms.



AMENITIES:

- Air Conditioning
- LED lighting
- 3.9m ceiling height
- Fully equipped kitchen
- Electric security shutters
- Cycle storage



SIZE: 4,382 Sq Ft (407 Sq M)



PRICE: £3,200,000

OR RENT: £200,000 per annum



COSTS:

SERVICE CHARGE: £15,000 per annum (2023/2024)

BUSINESS RATES PAYABLE: £54,054 per annum (2023/ 2024)

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

LEGAL COSTS: Both parties cover their own legal costs.

TENURE: Sale of a 999 year lease granted in 2008 or a new lease direct from the landlord.



VIEWINGS:

Arrangement via the owner's sole agents KALMARS Commercial.



CONTACT:

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