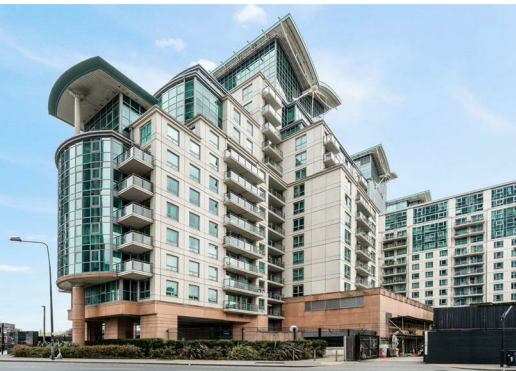




REAL
ESTATE



2a St. George Wharf, Lambeth, London SW8 2LE

Modern fully self-contained ground floor office for sale. Can be used as an office or other commercial unit (e.g. shop, services)

Let to a private consultancy company till 28 June 2024 currently producing £70,000 per annum (FRI lease) and a net initial yield of 4.3%.

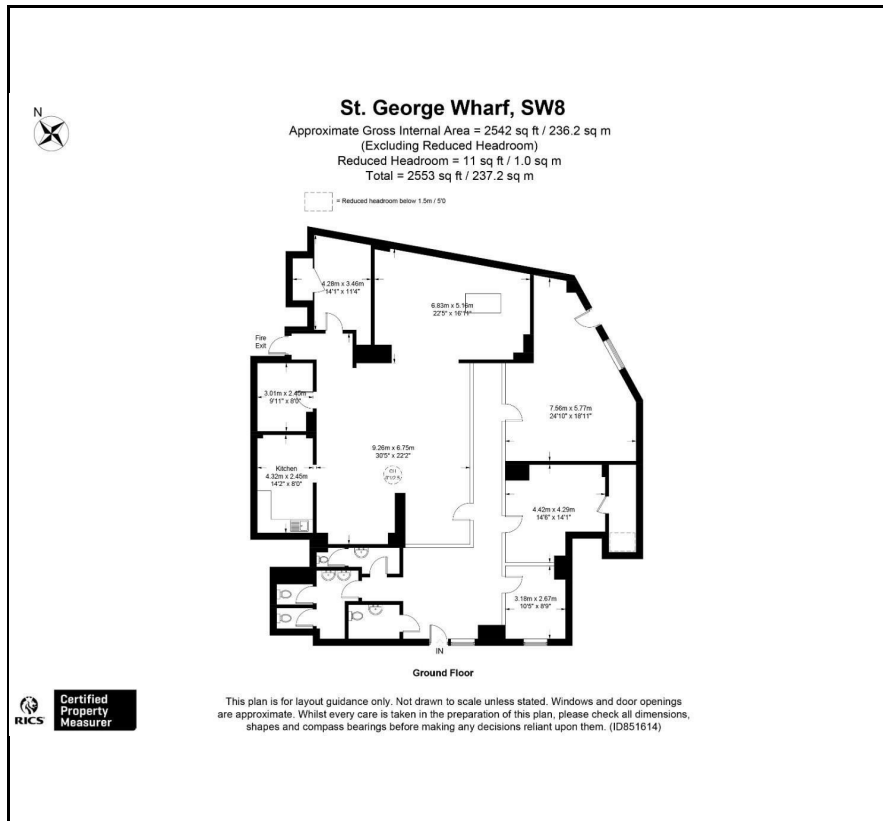
Conveniently located in the gated St George Wharf development, benefiting from a private entrance and just a 6-minute walk from Vauxhall Station, providing excellent transport links.

The property is owned by an SPV and can be sold as such or as an asset.

Price £1,100,000

- Private entrance
- AC System
- Open Plan
- Kitchen
- Class B
- Owned by an SPV
- Excellent transport Links
- Leasehold 976 years

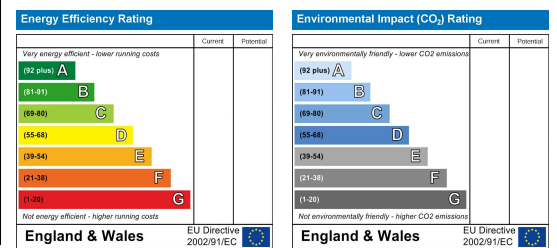
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our AZ Real Estate Office on 0203 871 4074 if you wish to arrange a viewing appointment for this property or require further information.

Tenure - Leasehold

Length of lease (years remaining) - 999 years from 1999 (remaining 976 years)

Annual ground rent amount (£) - £120 per year

Annual service charge amount (£) - circa £8400 per year in 2023

VAT: this property is elected for VAT

Class: B.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB

T: 0203 871 4074 | welcome@azrealestate.eu