

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

MODERN SELF CONTAINED SPLIT LEVEL OFFICE / E CLASS UNIT TO LET / FOR SALE



2 SALAMANCA PLACE, LONDON, SE1 7HB. APPROX. 763 SQ FT (71 SQ M)

LOCATION

Salamanca Place is located just off Albert Embankment close to Lambeth Bridge, Westminster and Vauxhall. Vauxhall mainline and Underground station is approximately half a mile to the south, giving direct access to Waterloo and the West End.

DESCRIPTION

Comprises a contemporary bright clean self-contained office / e-class unit within this modern mixed-use development, accessed via own entrance direct from the paved pedestrian walkway on Salamanca Street.

Arranged over ground floor and first floor inter-connected by a spiral stair with both levels providing open space plus kitchen point and one w.c (ground floor disabled accessible).

2 SALAMANCA PLACE

AMENITIES

- Air Conditioning
- Polished tiled flooring throughout
- LED spotlighting
- Kitchen / Tea point on each floor
- WC on each floor (ground floor DDA accessible)
- Perimeter electric and data trunking
- Built in storage
- Corner frontage onto Salamanca Street and Place
- Excellent natural light
- Entryphone access
- Winter garden on first floor

PROPOSAL

To let by way of a new commercial lease on terms by arrangement. **Rent £32,500 per annum, exclusive of all outgoings.**

OR

The unit is offered for sale by way of the 850 year long leasehold from January 2006 with a peppercorn ground rent. **Offers are sought in the region of £660,000**

VAT is NOT applicable to price and rent.

BUSINESS RATES

Approx. £13,847 payable for the year 2023/24 (the Rateable Value being £26,250).

SERVICE CHARGE

£2,831 payable for the year 2023.

ENERGY PERFORMANCE

EPC Asset Rating: 87 (Band D).

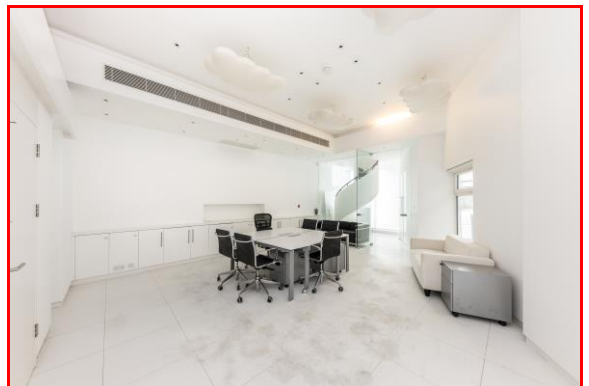
FURTHER DETAILS

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk
www.fieldandsons.biz



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2 SALAMANCA PLACE – LOCATION PLAN

