



1 Tanner Street, London SE1 3LE

WAREHOUSE
OFFICE BUILDING

IDEAL
HEADQUARTERS

VACANT FREEHOLD
FOR SALE



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Vacant freehold office building located off Bermondsey Street for sale



Summary

- Freehold period office building for sale situated just off Bermondsey Street, SE1.
- 0.3 miles (6 min walk) from London Bridge Train Station.
- Arranged over ground – third floors measuring c.4,493 sqft GIA.
- Sold vacant and in need of cosmetic refurbishment.
- Guide Price: OIEO £2,500,000 F/H.
- A purchase at the guide price reflects a capital value of £556 per sqft.

An attractive Victorian warehouse style office building, in-need of cosmetic refurbishment, available to purchase freehold with vacant possession.

Accommodation Schedule		
Floor	NIA (sqft)	GIA (sqft)
Ground	1,057	1,088
First	888	1,113
Second	908	1,099
Third	947	1,193
Total	3,800	4,493

The Property

The property comprises of ground and three upper floors of office accommodation. The building is of 19th century construction, and the elevation is constructed of traditional red brick, illustrating the period style. Each floor has two large window openings to the front, and the upper floors have a further window on the side and rear respectively. The floorplates benefit from strong floor to ceiling heights ranging from 2.75m up to 4.5m (the top floor has a pitched roof).

Refurbishment

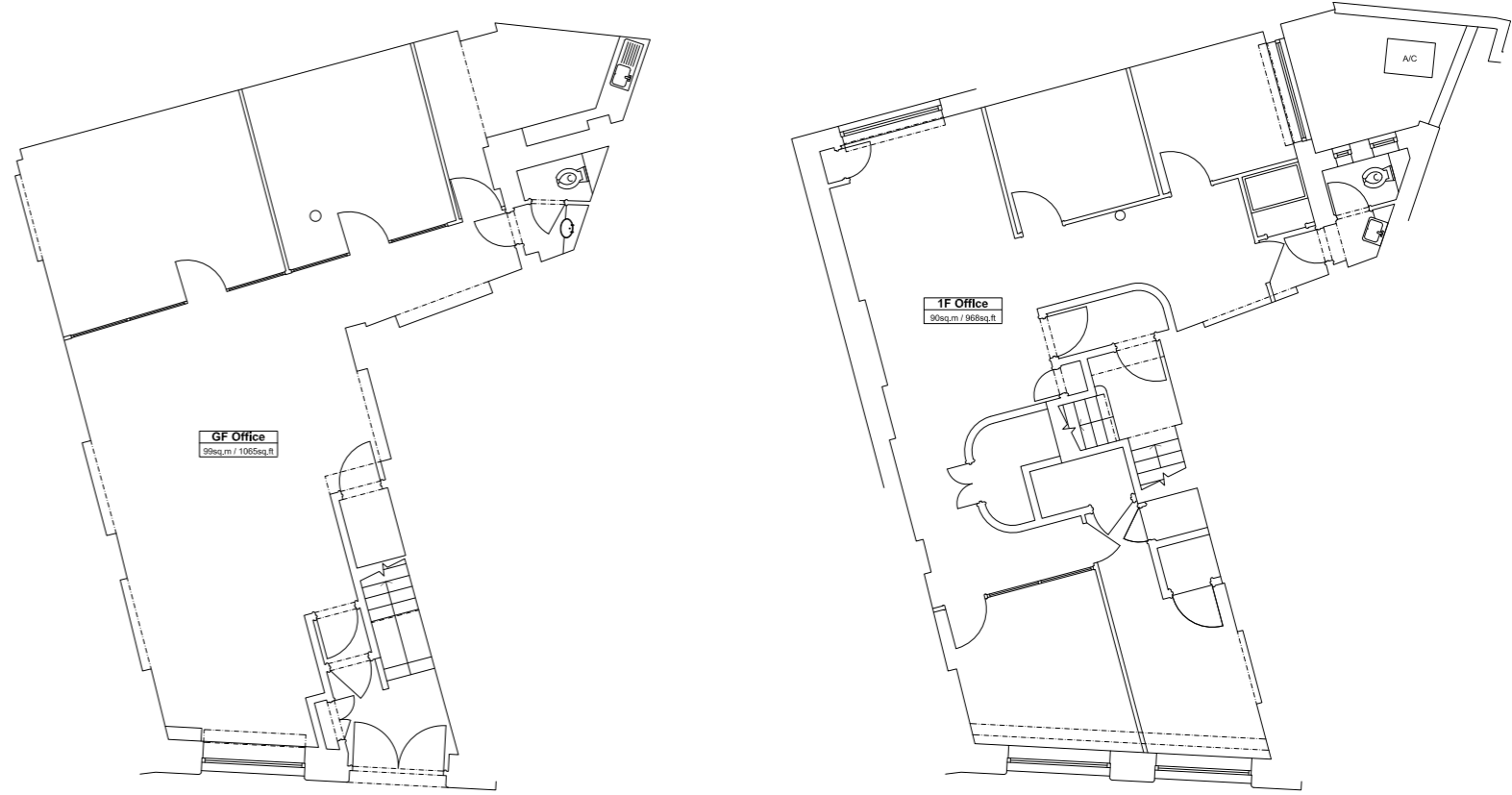
The accommodation is tired as it has not been refurbished recently, and as such would benefit from a full cosmetic refurbishment. At present the layout includes dated partitioned meeting rooms, suspended ceilings and carpeted floors, however this could all be stripped back enabling the original warehouse features to be displayed (ie exposed brickwork and greater floor to ceiling heights etc). The property therefore offers the incoming occupier the opportunity to design and fit-out in accordance with their style and needs.

Planning

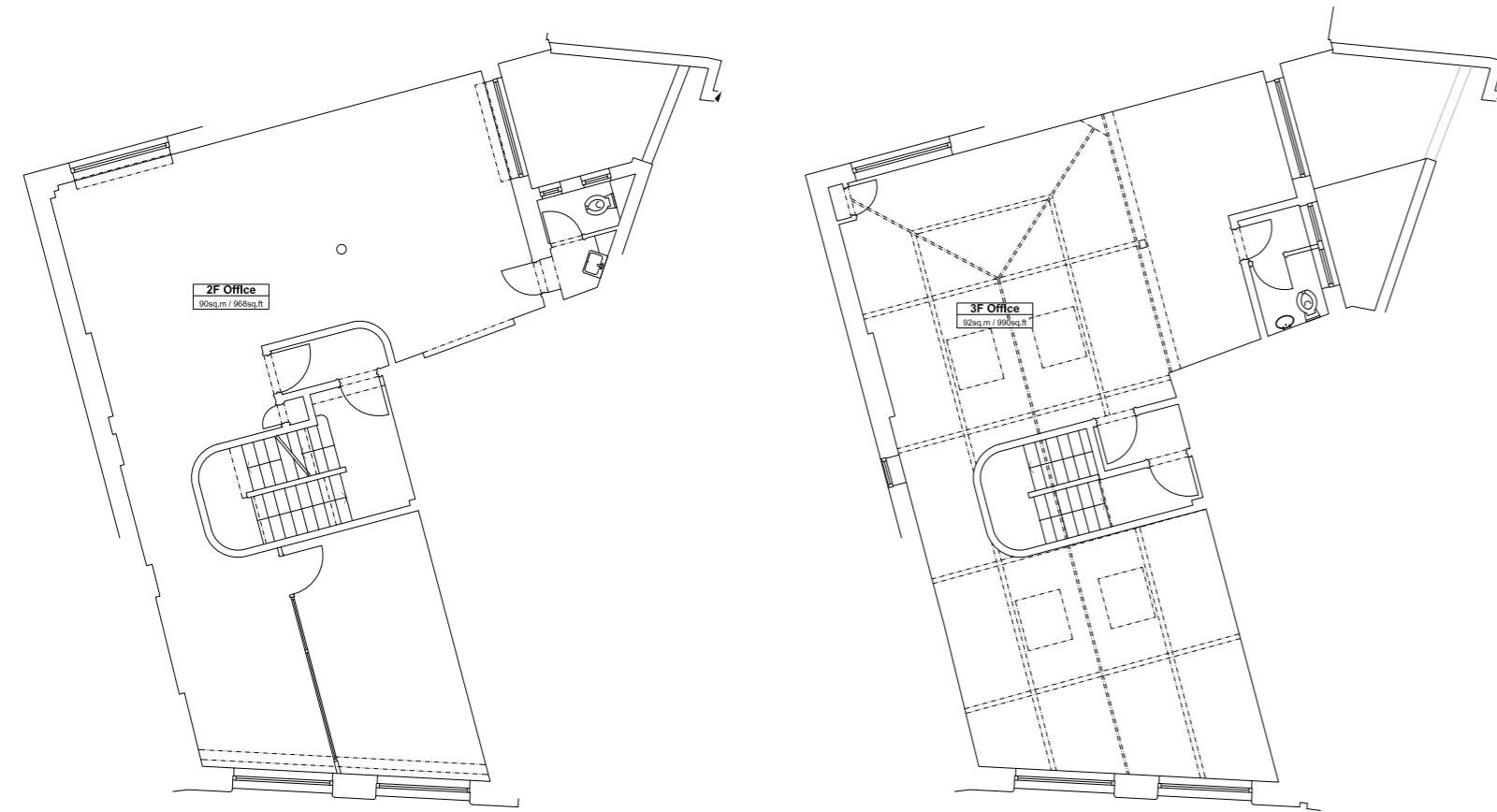
The property benefits from office (E) use class. The building is not listed although does sit within the 'Bermondsey Street' Conservation Area.



Existing Ground & First Floor Plan



Existing Second & Third Floor Plan



Location

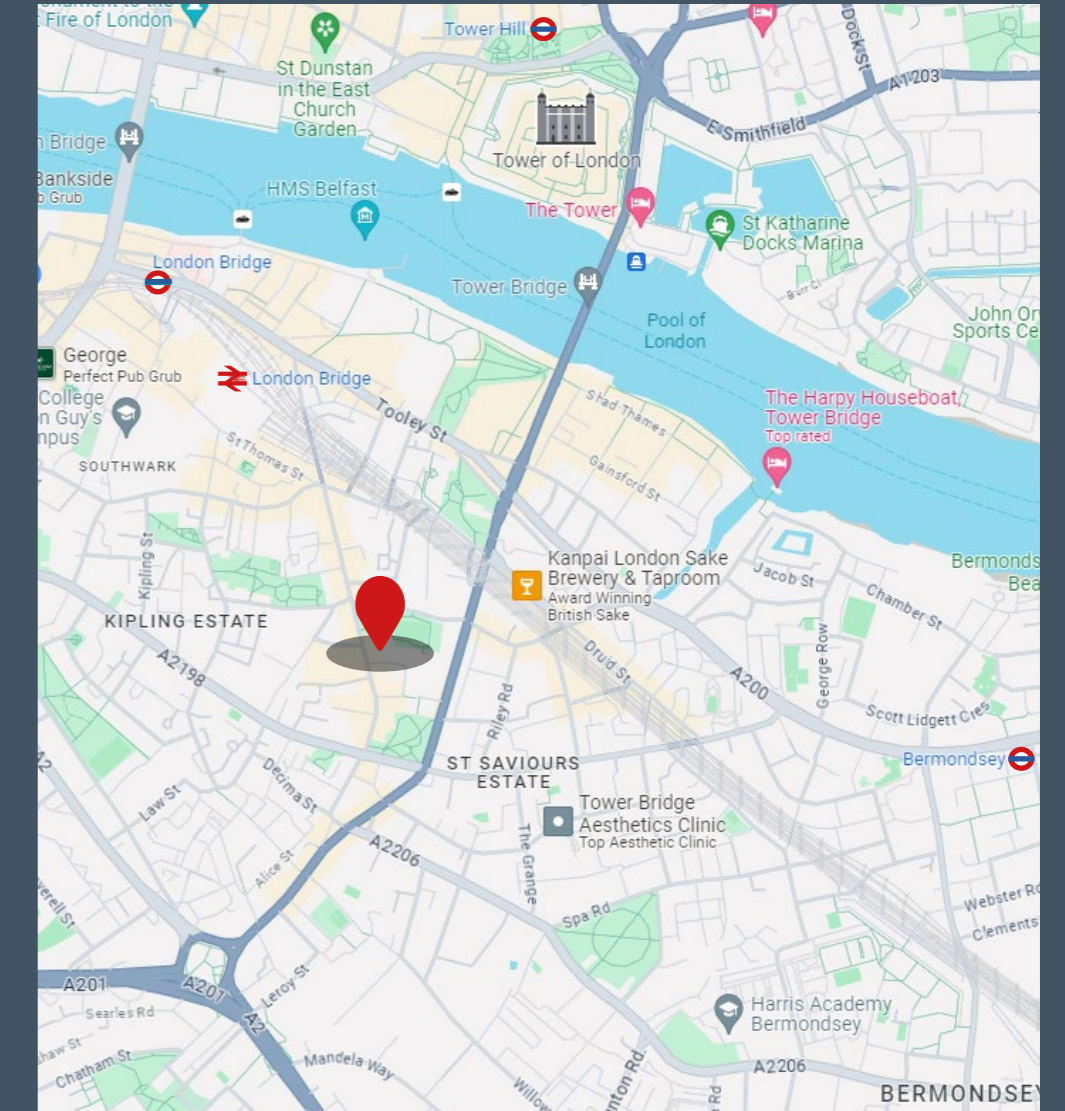
The building is located on the Northern side of Tanner Street, close to the junction with Bermondsey Street. Tanner Street directly connects Bermondsey Street and Tower Bridge Road, and the property over-looks Tanner Street Park.

Bermondsey Street itself is renowned for it's eclectic mix of vibrant cafes/ coffee shops, eateries, galleries and pubs/bars.

More historically, in 1850 the area was known for it's tanneries and leather-related business, and it was in this period that most of the buildings which sit today were constructed. This is the reason the street is called 'Tanner Street' and the one adjacent, 'Leathermarket Street'. Since then most of these properties have been converted to stylish apartments and offices, all of which prove popular. The street has been dubbed "one of the coolest places in London" by GQ Magazine and "one of the most fashionable places to live" by Vogue Magazine.

London Charing Cross	London Kings Cross	London Victoria	London Waterloo
≈	≈	≈	≈
10 mins	15 mins	16 mins	9 mins

In terms of public transport, London Bridge Train Station is located only 0.3 miles away (a 6 minute walk) and is the fourth busiest Train Station in London with 15 platforms in the Railway Station and also direct access to the Northern and Jubilee lines too. This enables access to anywhere in the city or west end in a matter of minutes, and much further afield with ease as well.



Terms

OIEO £2,500,000

Inviting offers in excess of £2,500,000 for the freehold building with full vacant possession provided on completion.

The property is opted for tax and as such VAT is applicable in this sale at the prevailing rate.

Further Information

Further information including existing floorplans, additional photography and EPC (band F) are available upon request.

Please contact Acorn Commercial

All viewings are strictly by prior appointment with sole agents.



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