



120-122 Webber Street

London
SE1 0QL

STYLISH CONTEMPORARY
OFFICE SPACE

£3,000,000

whozoo.
Commercial Property, Expertly Done





Executive Summary



Property Type

Office



Total current income

£225,000



Size

407 sqm / 4,382 sqft



Commercial or Residential

Commercial



Nearby transport

Borough



Description

This stylish contemporary office measures approximately 4,500 sqft and is situated on the ground floor of a residential block. The property comes with benefit of a 999 year lease starting from the 1st of January 2008 (984 years remaining) with service charges. The property features high ceilings (nearly 4 metres high in parts), two kitchens, toilets, two meeting rooms, air conditioning, one secure car parking space and is a secure and alarmed premises.

Currently, the luxury design company, The Conran Shop, occupy the premises, but will be vacating in September 2023. This property is likely to suit a wide range of owner occupiers with little work required to make it their own. Additionally, local investors would find it of interest as it could be Let to one occupier or can be subdivided into three separate units as there are three possible entrances on street level with secure shutters.

The property is also available to let at £200,000 per annum which is an attractive 6.2% yield.

Location

The property is situated on Webber Street which is strategically located in the heart of South London's creative district, surrounded by global names in banking and commerce and within minutes of the Southbank and the River Thames. The neighbourhood is populated with bars, cafes, galleries and open green spaces, with Tate Modern, the river and Southbank virtually on its doorstep.

Transport connections are also simple and convenient with Borough (Northern Line), Southwark (Jubilee Line), Waterloo Station (Jubilee Line, Northern Line, Bakerloo Line, Waterloo & City Line and National Rail Services) and Elephant & Castle (Northern Line, Bakerloo Line, National Rail) within a 5-10 minute walk not to mention London Bridge Station being close by as well.

There are shops, restaurants and the world famous Borough Market, just eight minutes' walk. This location is likely to suit national, local and international brands looking to relocate their business.



Nearby transport

Borough

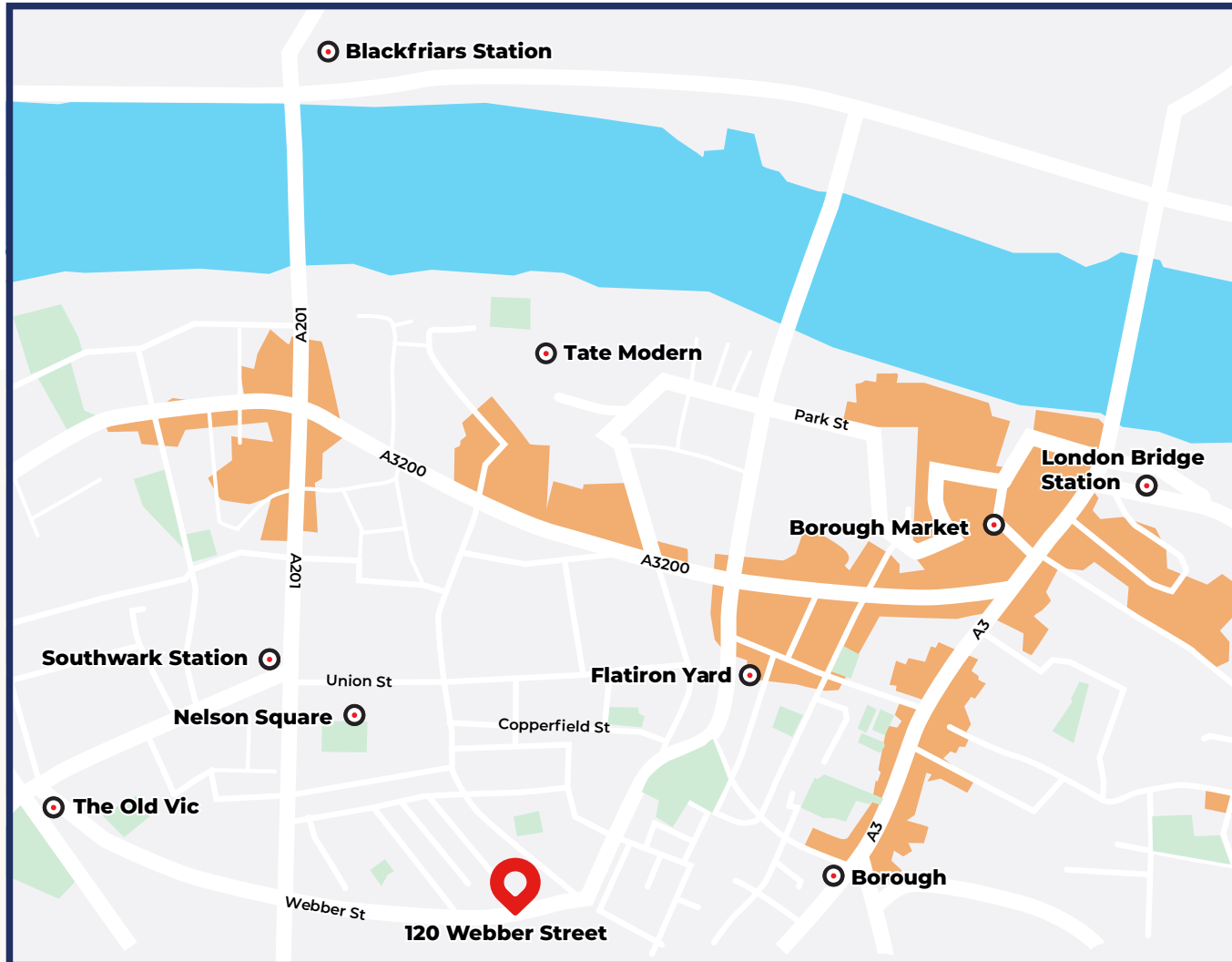


Local Amenities

Nelson Square



Map



Borough Market
0.5 miles

Tate Modern
0.5 miles

Borough underground
0.3 miles

Southwark Underground
0.3 miles

Blackfriars Station
0.6 miles

Flatiron Yard
0.3 miles

The Old Vic
0.4 miles

Nelson Square
0.2 miles

London Bridge Station
0.6 miles

Tenancies:

Current tenancy ends September 2023

VAT:

Vat applicable

Proposal:

Offers in excess of £3,000,000

Viewings

Strictly by appointment only.



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