

FOR SALE / TO LET

SELF-CONTAINED COMMERCIAL UNIT CLOSE TO WATERLOO STATION, SE1



MODERN OFFICE UNIT ARRANGED OVER THE GROUND & LOWER GROUND FLOORS.

- **OWN ENTANCE**
- **GLASS FRONTAGE**
- **OPEN PLAN AREAS**
- **PRIVATE MEETING ROOM**
- **OUTSIDE SPACE**
- **W.C / SHOWER**
- **DISABLED W.C**
- **CENTRAL LOCATION**

WATERLOO AND LAMBETH NORTH STATIONS WITHIN WALKING DISTANCE.

35A WESTMINSTER BRIDGE ROAD, LONDON, SE1 7JB
SIZE – 2,378 SQ FT (GROUND / LOWER GROUND FLOORS).

VIRTUAL FREEHOLD OFFERS FOR SALE - £1.3M
TO LET - £90,000 P.A EXCL (£37.80 per sq ft).







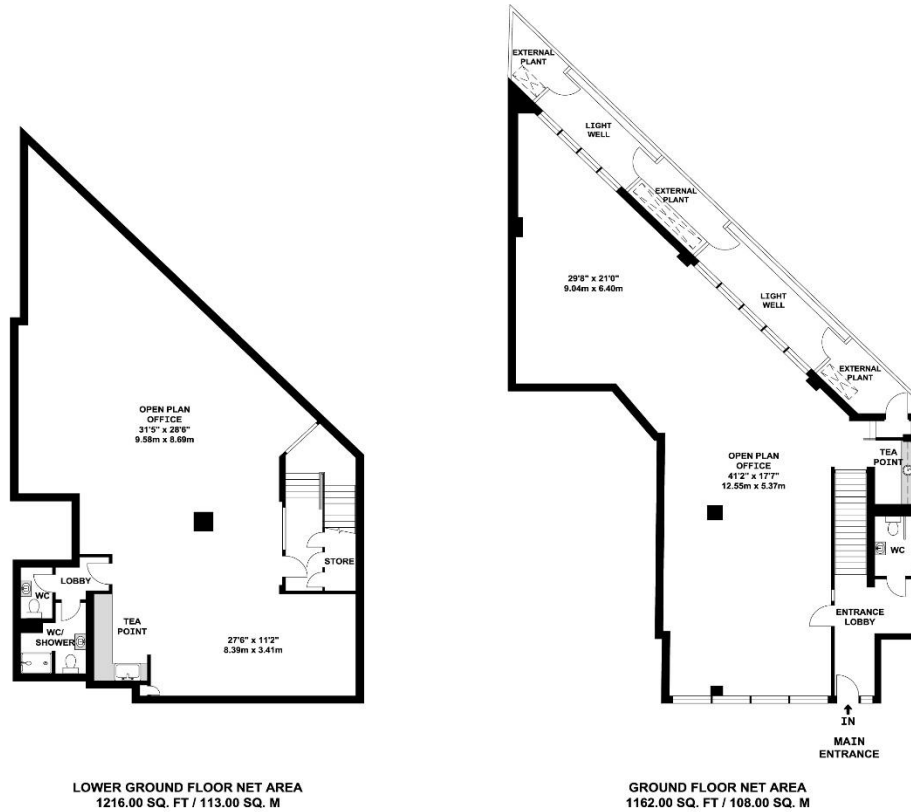








WESTMINSTER BRIDGE ROAD
LONDON SE1



APPROX. NET FLOOR AREA 2378.82 SQ. FT / 221.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

DESCRIPTION

A self-contained modern office unit arranged over the ground and lower ground floors. The ground floor is predominantly open plan with direct access on to a private patio. The ground floor also benefits from a disabled W.C. The lower ground floor offers a large work space to include a private meeting room, open plan kitchen additional W.C and large shower room.

LOCATION

Located at the eastern end of Westminster Bridge Road and close to the junction with Waterloo Road, Waterloo mainline and underground station is approximately 7-8 minutes walk with Lambeth North station (Bakerloo line) a short walk away. There are also numerous bus routes travelling in all directions to the West End, City and other destinations.

FLOOR AREAS

Ground Floor - 1,162 sq ft (108 sqm).

Lower Floor - 1,216 sq ft (113 sqm).

Total 2,378 sq ft (221 sqm).

All local amenities can be found along Waterloo Road, Blackfriars Road and London Road.

Available to view by appointment only.

FOR SALE

Tenure

The Virtual Freehold of 999 years granted from 2012 at a peppercorn ground rent.

Price: £1,300,000 (one million three hundred thousand pounds).

TO LET

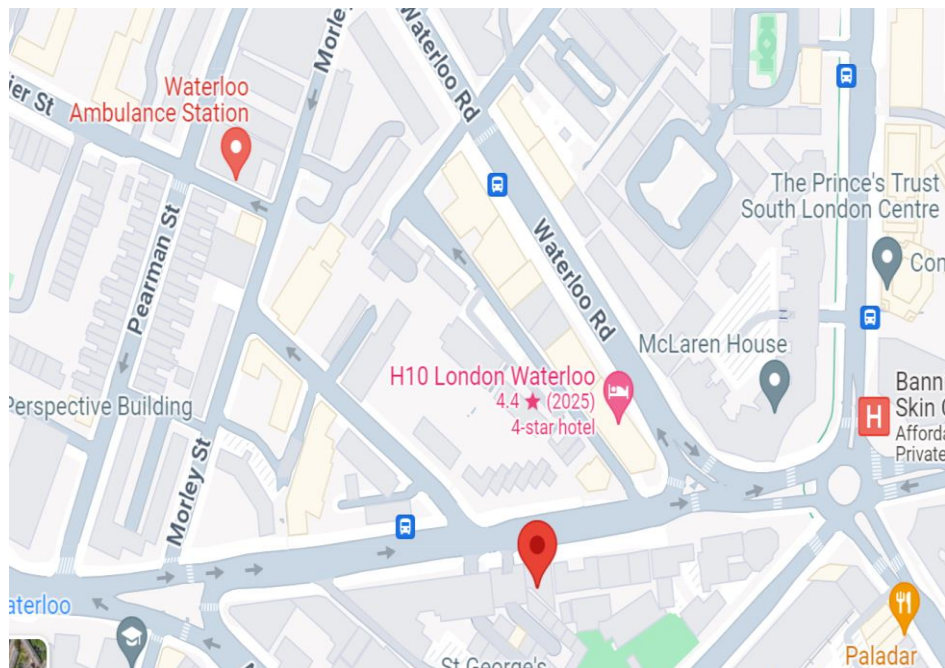
£90,000 per annum exclusive of all outgoings.

TERM

A new lease offered on terms by arrangement.

VAT

VAT is payable on the rent, service charge and purchase price.



Location

The property is located just off Westminster Bridge Road (A3202) close to the junction with Gerridge Street on the south side towards St. George's Circus. Waterloo mainline and underground station approximately 10 minutes walk.
Lambeth North (Bakerloo line) approximately 6 minutes away.

Rent

£90,000 per annum exclusive of all outgoings.

Terms

New lease direct on terms by arrangement.

For Sale

£1.3 million pounds.

Terms

Virtual Freehold offered for a term of 999 years granted in 2012.

VAT

VAT is payable on the rent, service charge and purchase price.

EPC

EPC asset rating = B- 45

Rates

The Rateable Value for the year 2023/24

Is £58,500. therefore the rates payable are approximately £30,000.

Service Charge.

The annual service charge for 2024 is approximately £2.40 per sq ft.

Further Details

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