

# OFFICE INVESTMENT FOR SALE

2,418 SQ FT (176.51 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



Ground and First Floor  
35 Westminster Bridge Road  
SE1 7JB

# OFFICE INVESTMENT FOR SALE

2,418 SQ FT (176.51 SQ M)

**KALMARs**

COMMERCIAL

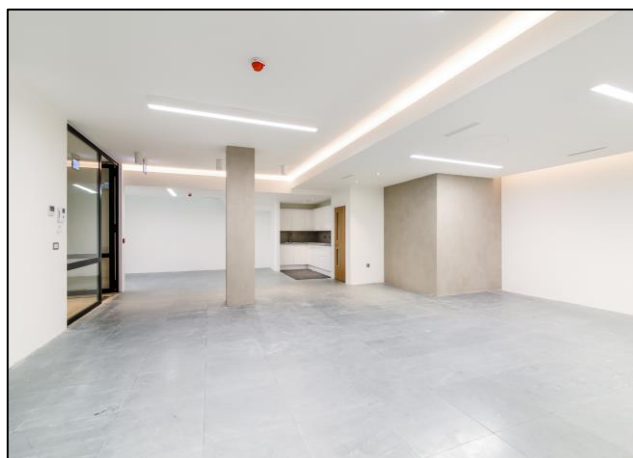
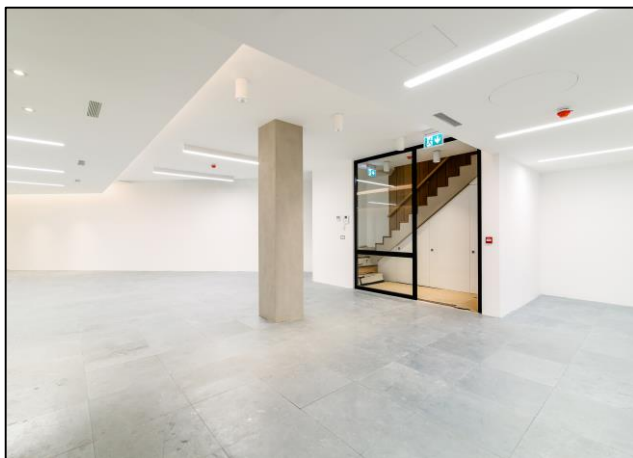
020 7403 0600

## LOCATION

Located on Westminster Bridge Road to the east of Lambeth North tube station and to the south of Waterloo train/tube station. Located approx. 300m from Lambeth North station, less than a 15 minute walk to The London Eye. The property is very well situated for transport and leisure with a selection of boutique shops, restaurants, bars, museums and art galleries that are within 0.5 miles. All figures are true according to Google Maps.

## DESCRIPTION

This self-contained office is situated on the ground and lower ground floor of this new build development. Both floors benefit from new strip and recessed lighting, air-conditioning, intercom access and a raised floor. The space has three toilets, one with a shower and a kitchenette on each floor. On the ground floor there is a roller shutter and natural light on two sides. The lower ground has two light-wells, that provide natural light from the ground floor.



**KALMARs**

SOUTH LONDON'S LEADING AGENT

# OFFICE INVESTMENT FOR SALE

2,418 SQ FT (176.51 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600

**PRICE: £1,550,000**

**FOR SALE:** 999 year lease, peppercorn ground rent.

**TENURE:** Leased to SH24 C.I.C. (2) for 5 years from March 2018.  
Tenant break clause year 3.

**INCOME:** £95,000 per annum.

## **COSTS:**

**VAT:** VAT is payable on the purchase price.

**LEGAL COSTS:** Each Party to pay their own costs.



## **VIEWING**

By appointment through sole agents

### **CONTACT**

Adrian Gurney

KALMARs COMMERCIAL

TEL: 0207 403 0600

Email: [adriang@kalmars.com](mailto:adriang@kalmars.com)

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.