

Modern office Investment Sale

1,620 SQ FT (150.59 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



22B LEATHERMARKET STREET
LONDON SE1 3HP

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LOCATION

The building is situated on Leathermarket Street that connects Weston Street and the trendy Bermondsey Street. The area has seen rapid amounts of growth over the past few years and has become one of London's most dynamic destinations. The property is minutes away (500m) from the London Bridge station redevelopment which now offers a growing range of shops, cafés, markets and restaurants. It is located less than 100m from London Bridge station, which offers easy access to The City, West End, Docklands and Southern Fringe.

DESCRIPTION

Investment opportunity with a 5.54% yield, 5 year lease from June 8th 2019 paying a rent of £72,000 per annum.

This modern self-contained office overlooks Leathermarket Gardens comprises ground and lower ground floors. Each floor is primarily open-plan, the ground floor has natural light from both sides, glass partitioned meeting room, toilets and kitchenette. The lower ground has lightwells on both sides, providing natural light. The office is finished to a good specification with perimeter trunking and strip lighting.



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SOUTH LONDON'S LEADING AGENT

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SALE PRICE

£1,300,000

COSTS

RATES PAYABLE: £22,428 (2019/2020)

SERVICE CHARGE: £2,218 per annum (2019/2020)

VAT: VAT is payable on all aspects.

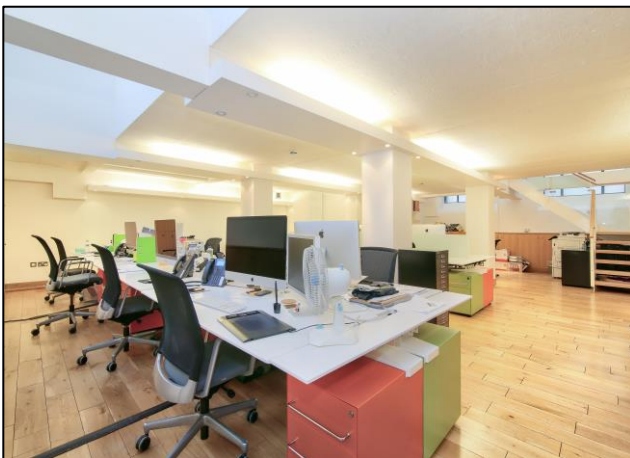
LEGAL COSTS: Each Party to pay their own costs.

LONG LEASEHOLD TERM:

999 year lease from 2004.

FLOOR AREAS:

Floor	Size sq ft	Size sq m
Lower Ground	973	90.39
Ground Floor	648	60.20
Total	1,620	150.59



VIEWING

By appointment through sole agents

CONTACT

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KALMARs COMMERCIAL

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