



**LDG** The Creative Property Team

# GLASSHILL STUDIOS, KING BENCH STREET

virtual freehold for sale

## USE

B1 Use / Sui Generis

## SIZE

TOTAL | 6,234 SQ.FT. | 579.16 SQM.

## THE SPACE

A rare opportunity to purchase a self-contained ground floor office which would be suitable for a variety of uses. Formally a dance and theatre studio, the premises benefits from excellent ceiling height with several entrances / access points from both King Bench Street and Glasshill Street, allowing the space flexibility and may be of interest to investors considering multiple leasing opportunities.

## HIGHLIGHTS

- Rare Purchasing Opportunity
- Suitable For A Variety Uses
- Self-Contained Ground Floor Building
- Sold With Full Vacant Possession
- Wood Flooring
- Air-Conditioning
- Good Floor To Ceiling Volume (Approx. 3m)

## PRICE

**£3,950,000 – Subject To Contract.**

## TENURE

A sale of the existing 995 long-leasehold interest (virtual freehold).

## VAT

The property is elected for VAT.

## POSSESSION

The premises will be sold with full vacant possession.

## BUSINESS RATES

Rates Payable- £88,704.

## DATAROOM

EPC & other reports are available upon request.

## POSTCODE

SE1 0QX

## NEIGHBOURHOOD

Southwark

## COMMUTE

Southwark.	7 mins
Borough.	10 mins
Elephant & Castle.	11 mins
Waterloo.	12 mins
London Bridge.	19 mins

## EATS

- The Laughing Gravy
- Nandos
- Mc & Sons
- Baltic
- Union Street Cafe
- Caravan

## LIQUID LUNCH

- The Crown
- Blackfriar Wine Bar
- Jack's Bar
- Great Guns Social
- The Libertine
- The Gladstone Arms

## A STRETCH AWAY

- Energie Fitness
- Puregym
- 1Rebel
- Fitness4Less
- Isha Yoga Centre
- Mint Park Outdoor Gym

## LOCAL AUTHORITY

Southwark Council



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## READY TO TALK?

**Harrison Eagles**

*harrison@ldg.co.uk*

**Cary Dennington**

*cary@ldg.co.uk*

**Daniel Castle**

*daniel@ldg.co.uk*

**Sarah Stevenson**

*sarah@ldg.co.uk*

0207 290 0599

0207 291 0993

0207 290 0590

0207 290 0595



**ldg.co.uk**

@ldglondon

0207 580 1010

# WELCOME TO GLASSHILL STUDIOS . . . .



READY TO TALK?  
**Harrison Eagles** [harrison@ldg.co.uk](mailto:harrison@ldg.co.uk) 0207 290 0599  
**Sarah Stevenson** [sarah@ldg.co.uk](mailto:sarah@ldg.co.uk) 0207 290 0595

**Cary Dennington** [cary@ldg.co.uk](mailto:cary@ldg.co.uk) 0207 291 0993  
**Daniel Castle** [daniel@ldg.co.uk](mailto:daniel@ldg.co.uk) 0207 290 0590

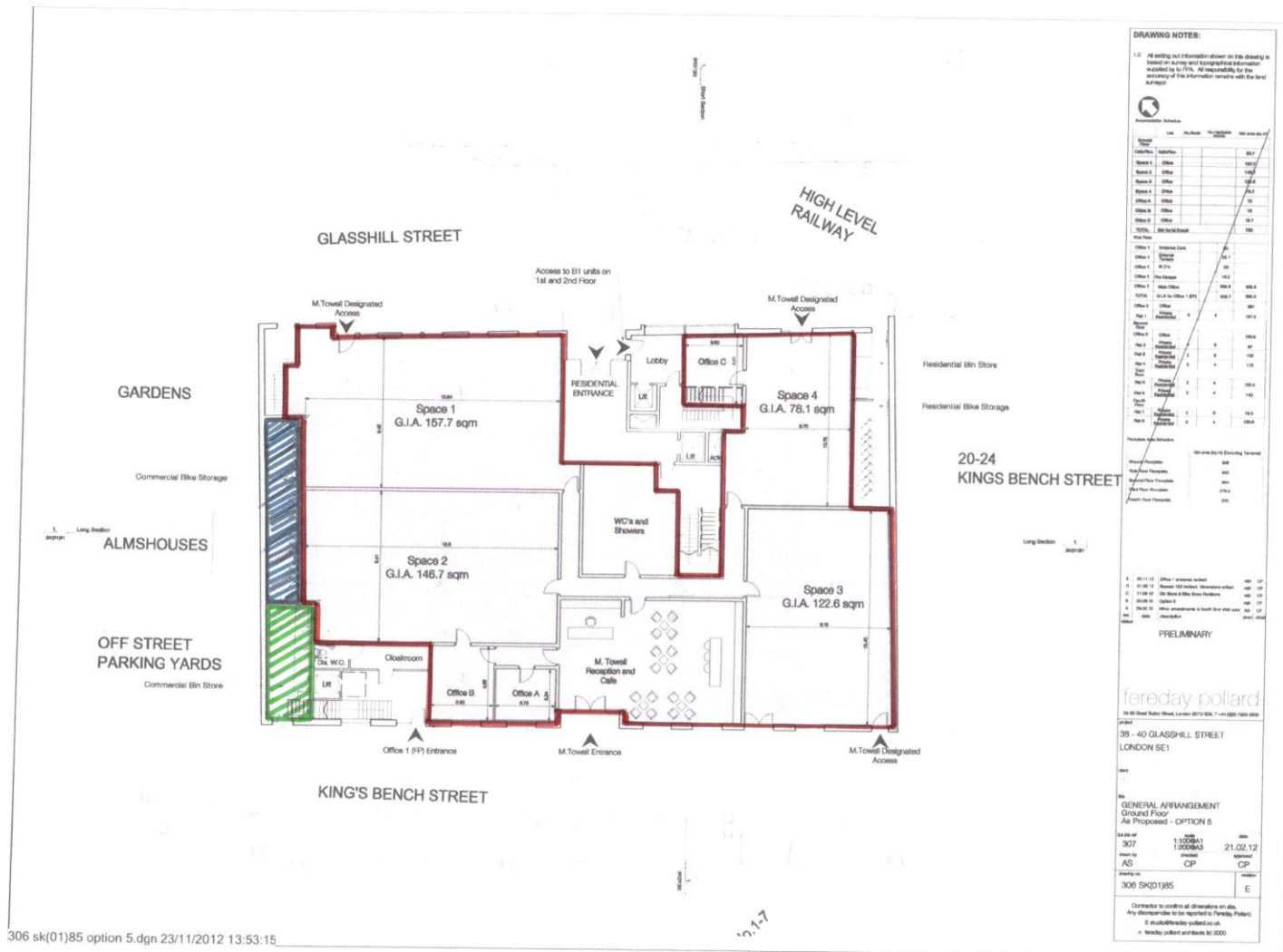


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@ldglondon

0207 580 1010

# GLASSHILL STUDIOS CONTINUED . . . . .



**DRAWING NOTES:**

1.0 All setting out information shown on this drawing is based on survey and topographical information available to us. We accept no responsibility for the accuracy of this information or its use on the ground.

**Room Schedule**

Room	Use	Area (sqm)	Volume (m³)	Area (sqft)	Volume (cu ft)
Office 1	Office	157.7		1702	
Office 2	Office	146.7		1587	
Office 3	Office	122.6		1330	
Office 4	Office	78.1		843	
Office 5	Office	12		130	
Office 6	Office	12		130	
Office 7	Office	18.7		202	
Office 8	Office	18.7		202	
Office 9	Office	18.7		202	
Office 10	Office	18.7		202	
Office 11	Office	18.7		202	
Office 12	Office	18.7		202	
Office 13	Office	18.7		202	
Office 14	Office	18.7		202	
Office 15	Office	18.7		202	
Office 16	Office	18.7		202	
Office 17	Office	18.7		202	
Office 18	Office	18.7		202	
Office 19	Office	18.7		202	
Office 20	Office	18.7		202	
Office 21	Office	18.7		202	
Office 22	Office	18.7		202	
Office 23	Office	18.7		202	
Office 24	Office	18.7		202	
Office 25	Office	18.7		202	
Office 26	Office	18.7		202	
Office 27	Office	18.7		202	
Office 28	Office	18.7		202	
Office 29	Office	18.7		202	
Office 30	Office	18.7		202	
Office 31	Office	18.7		202	
Office 32	Office	18.7		202	
Office 33	Office	18.7		202	
Office 34	Office	18.7		202	
Office 35	Office	18.7		202	
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Office 37	Office	18.7		202	
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Office 97	Office	18.7		202	
Office 98	Office	18.7		202	
Office 99	Office	18.7		202	
Office 100	Office	18.7		202	

**PRELIMINARY**

fereday pollard  
39-40 Glasshill Street  
London SE1

**GENERAL ARRANGEMENT**  
Ground Floor  
As Proposed - OPTION 5

Scale: 1:500  
Date: 21.02.12

Drawn by: CP  
Checked by: CP  
Project: 306 SKD185

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# OUR FRIENDLY FACES . . . . .



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