

FIELD & SONS

COMMERCIAL

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SMALL FREEHOLD SOUTHBANK OFFICE BUILDING FOR SALE



78 SOUTHWARK BRIDGE ROAD, LONDON SE1 APPROX. 1,104 SQ FT (102.6 SQM)

LOCATION

The building is prominently located on Southwark Bridge Road, close to the junction with Union Street. London Bridge station is within a short walk and the property is also close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments; including 'The Shard' development at London Bridge and the £6.5 billion full redevelopment of London Bridge station.



78 SOUTHWARK BRIDGE ROAD, LONDON SE1

DESCRIPTION

78 Southwark Bridge Road comprises a mid-terrace period building arranged over basement, ground, and two upper floors.

The entire building has recently been refurbished and redecorated.

Each floor is arranged as single open plan room other than the second floor which provides a partitioned meeting room plus small waiting area. There are kitchen points to the rear of the ground floor and first floor plus two w.c.s and a shower in the lower ground floor.

Windows to the front and rear provide excellent natural light to the upper floors.

Access is direct from the street via the entranceway to the side of the glazed ground floor frontage.

FLOOR AREAS

The approximate net internal floor areas are :

| | |
|--------------------|--------------------------------|
| Second Floor | 236 sq ft (21.9 sqm) |
| First Floor | 274 sq ft (25.5 sqm) |
| Ground Floor | 363 sq ft (33.7 sqm) |
| <u>Lower Floor</u> | <u>231 sq ft (21.5 sqm)</u> |
| Total | 1,104 sq ft (102.6 sqm) |

Plus two under pavement vaults to the front of the basement totalling 68 sq ft (6.3 sqm).

AMENITIES

- Gas central heating
- Recessed spot lighting
- Perimeter trunking
- Newly decorated & carpeted throughout
- UPVC double glazing
- Kitchen point on ground and first floor
- Two w.c.s and one shower

BUSINESS RATES

The current Rateable Value is £23,000 and therefore the business rates payable for the year 2019/20 are approx. £11,293.

ENERGY PERFORMANCE

EPC Asset Rating = 141 (BAND F)

TERMS

The freehold is offered for sale with vacant possession.

PRICE

Unconditional offers are invited in the region of £1,150,000.

VAT

We understand VAT will not be applicable.

78 SOUTHWARK BRIDGE ROAD – LOCATION PLAN

FURTHER DETAILS

For further details please contact the Sole Agents, Field & Sons:

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