

VIRTUAL FREEHOLD FOR SALE OR NEW LEASE

FOR SALE

SELF-CONTAINED GROUND AND/OR LOWER GROUND FLOOR OFFICE OF
3,089/3,653/6,742 SQ FT TO LET OR FOR SALE

HIGH QUALITY FIT OUT

3,089 TO 6,742 SQ FT

TRIDENT HOUSE 46-48 WEBBER STREET LONDON SE1 8QW

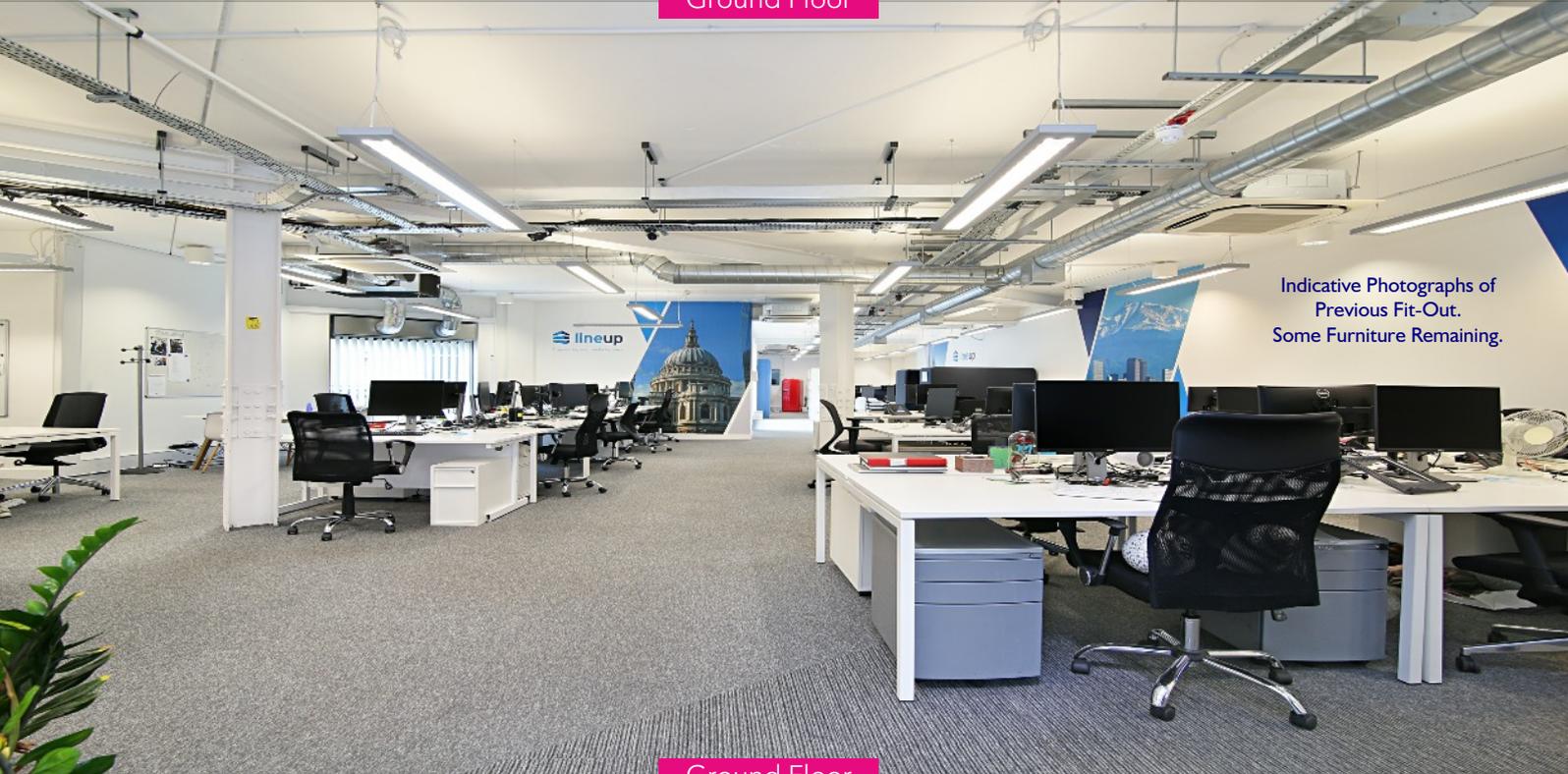
VIEW
VIDEO TOUR





Indicative Photographs of Previous Fit-Out. Some Furniture Remaining.

Ground Floor



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Description

This recent development is situated just west of the junction with Blackfriars Road. Waterloo, Waterloo East and Southwark Stations are within a 5 minute walk providing mainline, Bakerloo, Northern and Jubilee underground services.

Close to The Cut, a parade of boutique shops and eateries, as well as being moments away from the Old & New Vic Theatres along with all the other South Bank amenities and hotels.

The offices are self-contained and benefit from direct street access to the ground floor with an internal staircase linking to the lower ground floor. Alternatively the lower ground floor can be access separately via a common parts reception.

The specification includes full air conditioning and is fitted and cabled to a high standard with a number of meeting rooms and offices created by demountable partitions.

Tenure

Either a new lease(s) by arrangement direct from the owners or a sale of the virtual freehold interest. A 989 year lease(s) at £125.00 per annum fixed.

Areas & Outgoings

Floor	Sq Ft	Sq M	Rent psf	Rates psf	S/C psf	Sale Price	Status
Ground	3,089	287	£45.00	£18.00	£2.00 *	£2,000,000	Available
Lower Ground	3,653	339	£30.00	£7.64	£2.00 *	£1,600,000	Available
Total	6,742	626					

* approx

Specification

Self-Contained Floor
Height & Light
Fully Fitted and Cabled
WCs and Shower
Break-Out Area
Kitchen
Fully Air Conditioned
Under Floor Trunking
DDA Compliant
Courtyard
Some Furniture Available by separate negotiation



Viewings

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