

FIELD & SONS

COMMERCIAL

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REFURBISHED PERIOD WAREHOUSE OFFICE SUITES/BUILDING TO LET



LOCKWOOD HOUSE, 58 WESTON STREET LONDON SE1 3QJ APPROX. 605 - 2,147 SQ FT (56.2 - 199.5 SQM)

LOCATION

Lockwood House is located on Weston Street, just north of the junction with Snowsfields, with the vibrant and popular Bermondsey Street and Borough Market localities both within a short walk.

The entrance to the redeveloped London Bridge rail and Underground station on St Thomas Street is about 150m to the north and the station now offers a wide range of shops, cafes and restaurants.

Recent and on-going major regeneration has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity.

DESCRIPTION

Comprises an attractive mid-Victorian former warehouse building, fully refurbished in 2018 to provide a self-contained office premises over lower ground, ground, first and second floors.

Each floor is arranged as a single open plan space, together with w.c.s and showers on every level and kitchen points within each of the offices except the second floor. Accessed via the gated ground floor entrance with stairs leading to the upper floors.

LOCKWOOD HOUSE, 58 WESTON STREET, SE1

ACCOMMODATION

Lower Floor : 605 sq ft (56.2 sqm)
Ground Floor : 618 sq ft (57.4 sqm)
First Floor : 555 sq ft (51.6 sqm)
Second Floor : 369 sq ft (34.3 sqm)
Overall Total : **2,147 sq ft (199.5 sqm)**

AMENITIES

- Gas central heating
- Track mounted spot lighting with suspended pendent lighting on the second floor
- Perimeter trunking throughout
- Floor boxes in ground and first floor
- Fully carpeted
- Excellent natural light throughout, including lower ground floor
- Restored period features including iron columns and timber roof beams

TERMS

New leases on a floor by floor basis (first and second must be taken together) or the building as a whole. Minimum terms of three years, outside the Landlord & Tenant Act 1954.

RENT

Lower Floor	£18,150 per annum
Ground Floor	£27,810 per annum
First & Second Floor	£41,625 per annum
Whole Building	£85,000 per annum

Exclusive of all outgoing. Not elected for VAT.

BUSINESS RATES

Approx. £16.45 per sq ft payable 2024/25

SERVICE CHARGE

To be assessed if let floor by floor.

ENERGY PERFORMANCE

EPC Asset Rating = 76 (Band D).



FURTHER DETAILS

For further details please contact:

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