

FIELD & SONS

COMMERCIAL

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EXCITING AND RARE OPPORTUNITY TO PURCHASE OFFICE PREMISES FOR SALE (WITH VP) OPPORTUNITY FOR A VARIETY OF USES UNDER CLASS E AND INCLUDES FULLY APPROVED PLANNING PERMISSION FOR INTERNAL RECONFIGURATION FOR 9 RESIDENTIAL UNITS

OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS.



UNITS 1 & 2, GALLERY COURT, 1-7 PILGRIMAGE STREET, LONDON, SE1 4BB APPROX. (GIA) 8,841 SQ FT (821.34 SQM)

LOCATION

Gallery Court is a mixed use development fronting both Pilgrimage Street and Hankey Place, just off Long Lane and approximately 700m south of London Bridge station. In addition, Borough Underground (Northern line) is 300m to the west and the popular Borough Market/Borough High Street and Bankside localities are also within close proximity. Recent and on-going major redevelopment 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 a self-contained office building accessed from ground floor entrance with stairs leading to first and second floor open plan offices, W.C. and kitchen facilities.

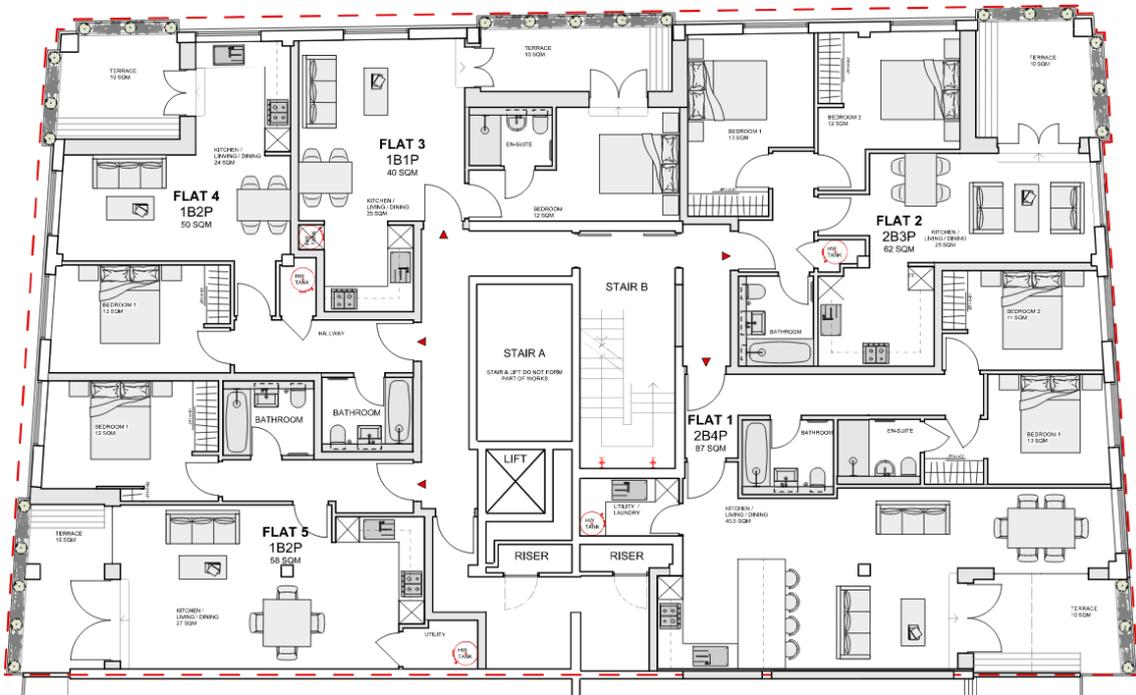
The premises is offered with full vacant possession and the benefit of existing recently granted planning permission for 9 apartments. London Borough of Southwark planning reference 22/AP/0182. Further details on request.

GALLERY COURT, 1-7 PILGRIMAGE STREET

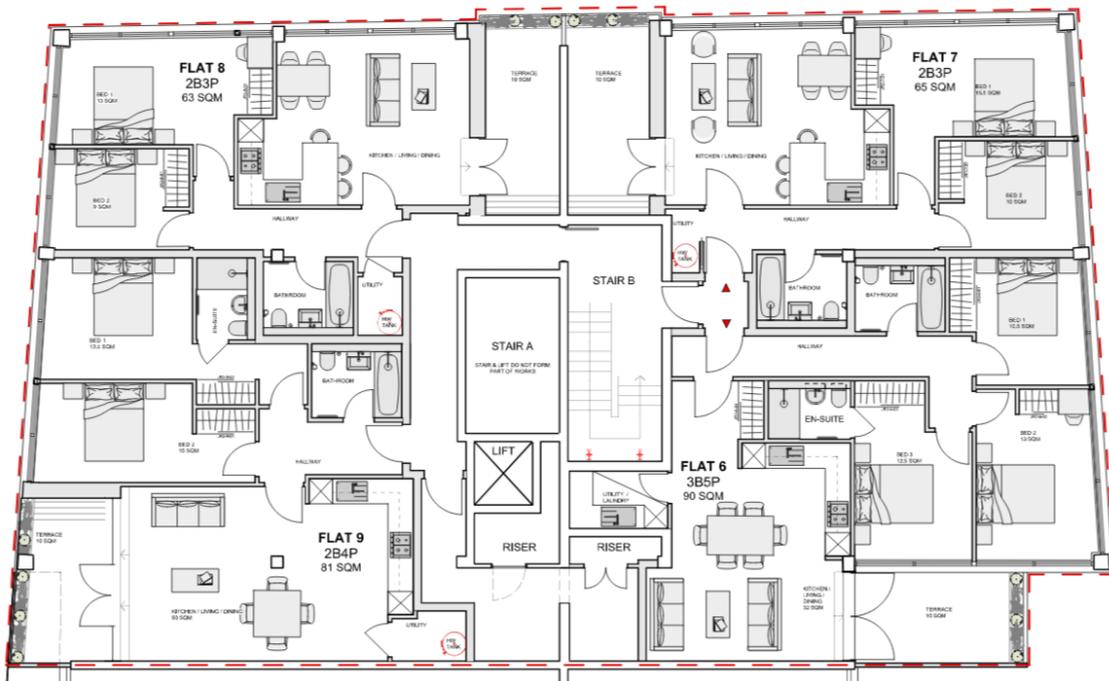
SCHEDULE OF ACCOMMODATION (consented planning permission).

Unit	Floor	Beds	Tenure	Sqm	Sqft
1	First	2	Private	87.0	936
2	First	2	Private	62.0	667
3	First	1	Private	40.0	431
4	First	1	Private	50.0	538
5	First	1	Private	58.0	624
6	Second	3	Private	90.0	968
7	Second	2	Private	65.0	700
8	Second	2	Private	63.0	668
9	Second	2	Private	81.0	872

FIRST FLOOR RESIDENTIAL LAYOUT



SECOND FLOOR RESIDENTIAL LAYOUT



GALLERY COURT, 1-7 PILGRIMAGE STREET

FLOOR AREAS

The approximate net internal floor areas are:

Ground Floor	309 sq ft (28.75 sqm)
First Floor	4,290 sq ft (398.60 sqm)
Second Floor	4,240 sq ft (393.99 sqm)
Total	8,839 sq ft (821.34 sqm)

AMENITIES

For the existing offices, amenities inc. :

- Exposed air conditioning
- Good floor to ceiling height
- Fully accessible raised floor plus perimeter trunking for power and data.
- Recessed Cat. II lighting
- Good natural light
- Meeting rooms
- Kitchens
- Storage facilities
- W.C's

PROPOSAL

The property is offered for sale by way of a new 999 year long leasehold with vacant possession.

Offers are sought in the region of £4.75M

We understand VAT is applicable.

BUSINESS RATES

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 69 (Band C)



GALLERY COURT – LOCATION PLAN



FURTHER DETAILS

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

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Important Notice

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