

FIELD & SONS

COMMERCIAL

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20 KINGS BENCH STREET, LONDON SE1 0QX SELF-CONTAINED FIRST FLOOR OFFICE FOR SALE OR TO LET



APPROX. 1,250 SQ FT (116.1 SQ M)

LOCATION

The property is located on Kings Bench Street which is a small quiet side road located just off Webber Street and Blackfriars Road. Southwark Underground (Jubilee line) is less than 350m to the north west. Waterloo station and Borough Underground (Northern line) are also within walking distance together with the various attractions of the Borough Market and Bankside localities.

The surrounding area is a highly popular business, residential and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices, hotels and apartments.

DESCRIPTION

Comprises a self-contained first floor office unit forming part of this modern mixed use development.

Arranged as a main front open plan space plus glazed meeting room, separate kitchen and two w.c.s.

Own entryphone controlled ground floor entrance with lobby which also includes a further DDA compliant w.c. and shower. Stairs and disabled platform lift to the first floor.

Excellent natural light with glazing on both side of the main office.

The approximate net internal floor area is : 1,250 sq ft (116.1 sq m)

20 KINGS BENCH STREET, SE1

AMENITIES

- Recessed ceiling mounted heating/cooling cassettes plus gas central heating
- Central floor boxes in main office area
- Recessed Cat. II lighting
- Laminate wood flooring
- Own kitchen and w.c.s
- Fully DDA compliant
- Shared use of rear balcony area

PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold from January 2005. **Offers are sought in the region of £850,000.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £50,000 per annum, exclusive of all outgoings.**

We understand the property is not elected for VAT.

BUSINESS RATES

The new Rateable Value is £37,000 and therefore the business rates payable for the year 2023/24 are approximately £18,167.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

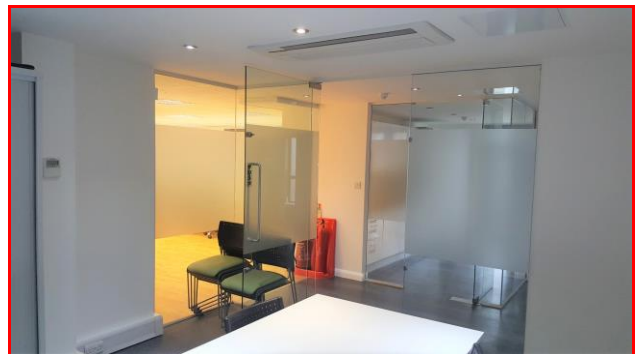
EPC Asset Rating = 73 (Band C)

FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



20 KINGS BENCH STREET – LOCATION PLAN



Important Notice

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