

FIELD & SONS

COMMERCIAL

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RARE WATERLOO FREEHOLD (VP) FOR SALE



140 LOWER MARSH, LONDON SE1 7AE APPROX. 2,345 SQ FT (217.8 SQM)

LOCATION

The property is located towards the western end of Lower Marsh, close to the junction with Westminster Bridge Road. Waterloo mainline and underground stations are within a short walk and Lambeth North underground is approximately 200m to the south east.

Lower Marsh is a historic street which has undergone significant regeneration and the various attractions of the Southbank are within walking distance to the north.

DESCRIPTION

Comprises an end terrace office building over basement, ground and four upper floors.

Each floor is arranged as a front and rear room, either side of the central lift and stair core. The front rooms have been divided into two by way of partitioning and there is a kitchen area at the rear of the second floor.

Direct access from street level into a reception space. W.C.s are located on the landings on each floor. The basement is arranged as a meeting area plus storage. Also, includes a small private rear terrace.

Of interest to owner/occupiers, investors and developers.

140 LOWER MARSH, LONDON SE1

FLOOR AREAS

The approximate net internal floor areas are :

Fourth Floor	355 sq ft (32.9 sqm)
Third Floor	412 sq ft (38.3 sqm)
Second Floor	420 sq ft (39.0 sqm)
First Floor	407 sq ft (37.8 sqm)
Ground Floor	401 sq ft (37.3 sqm)
<u>Lower Floor</u>	<u>350 sq ft (32.5 sqm)</u>
Total	2,345 sq ft (217.8 sqm)

AMENITIES

- Gas central heating
- Suspended ceiling with recessed lighting
- UPVC double glazing
- Fully carpeted throughout
- Passenger lift (basement to third floor)
- W.C. on each floor
- Kitchen point
- Rear terrace

PROPOSAL

The property is offered for sale freehold with vacant possession. Title number 399034.

Offers are sought in the region of £1,600,000.

We understand VAT is not applicable.

BUSINESS RATES

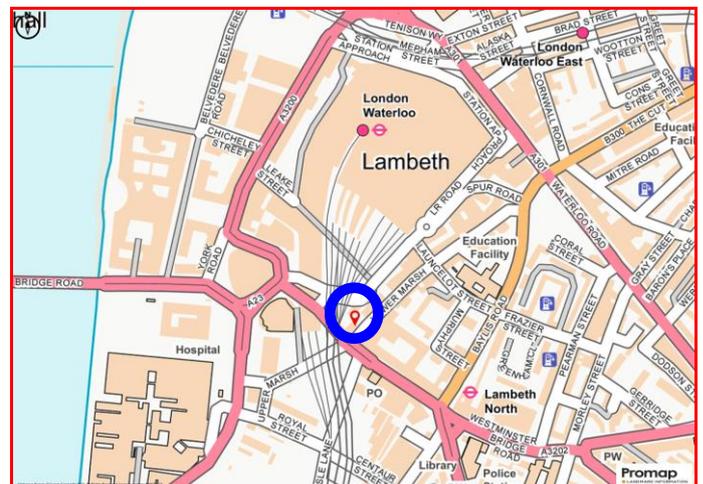
The current Rateable Value is £56,000 and therefore the business rates payable for the year 2023/24 are approx. £28,672.

ENERGY PERFORMANCE

EPC Asset Rating = 88 (Band D)



140 LOWER MARSH – LOCATION PLAN



FURTHER DETAILS

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

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140 LOWER MARSH, SE1



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