

# FIELD & SONS

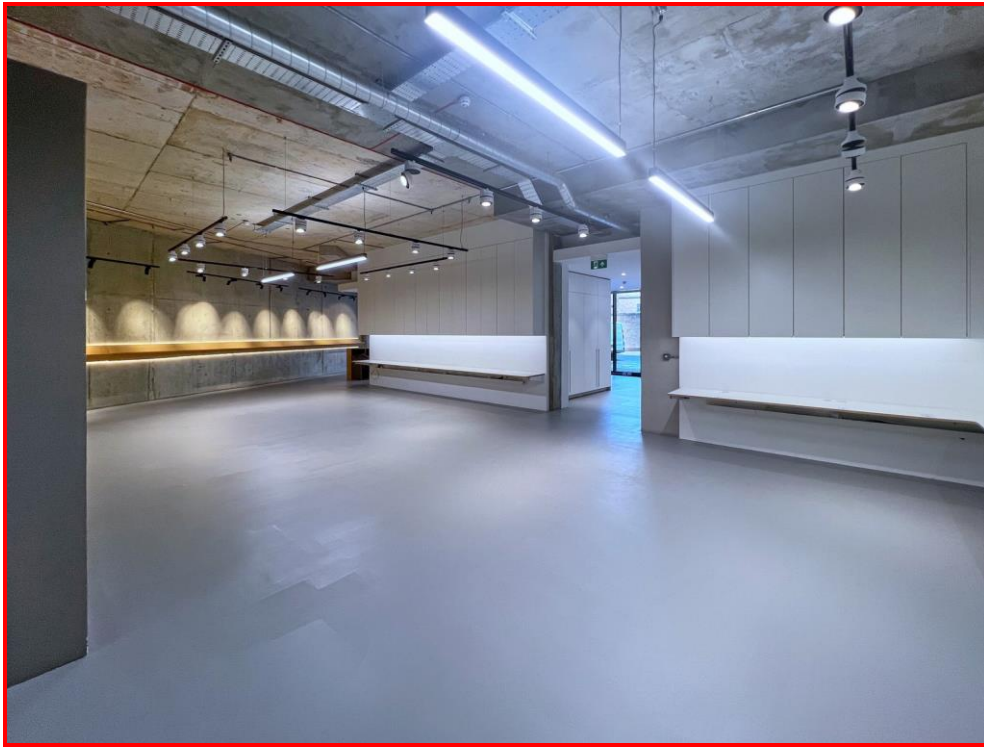
COMMERCIAL

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54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## HIGH QUALITY DESIGN LED MODERN OFFICE FOR SALE OR TO LET



**120-122 WEBBER STREET, LONDON SE1 0QL  
APPROX. 4,382 SQ FT (407 SQ M)**

### LOCATION

The property is prominently located on Webber Street, close to the junction with Southwark Bridge Road and close to the various attractions of the Borough Market and Bankside localities.

Excellent connectivity with Borough and Southwark Underground stations being 7 and 8 minutes walk respectively plus the main hubs at Waterloo being 11 minutes and London Bridge 15 minutes (source Google maps).

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 modern contemporary self-contained ground floor unit forming part of this large mixed use development.

Currently arranged to provide a reception area, informal desk space along the front, two main office spaces, two glazed meeting rooms, kitchen plus break out space at the rear, storage space and w.c./shower block.

Own entrance direct from street level with fully glazed frontage.

The approximate net internal floor area is : 4,382 sq ft (407 sq m).

# 120-122 WEBBER STREET, SE1

## AMENITIES

Finished to a modern contemporary style with :

- Air conditioning
- Polished concrete throughout
- LED lighting
- 3.9M ceiling height
- Fully equipped kitchen area
- Electric security shutters
- Built in storage
- Three w.c.s plus shower

In addition there is extensive cycle storage plus two car loading bay area in the building basement.

## PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold with a peppercorn ground rent.

**Offers are sought in the region of £3,000,000.**

OR

To let by way of a new commercial lease on terms by arrangement.

**Rent £200,000 per annum, exclusive of all outgoings.**

VAT is applicable to price and rent..

## BUSINESS RATES

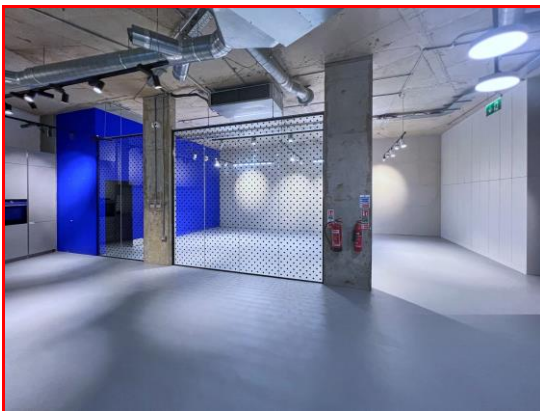
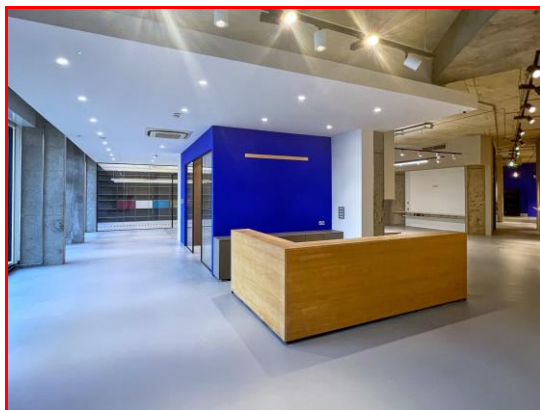
The Rateable Value is £103,750 and therefore the business rates payable for the year 2023/24 are approximately £54,054.

## SERVICE CHARGE

Currently approximately £15,000 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 42 (Band B)



## FURTHER DETAILS

For further details please contact :

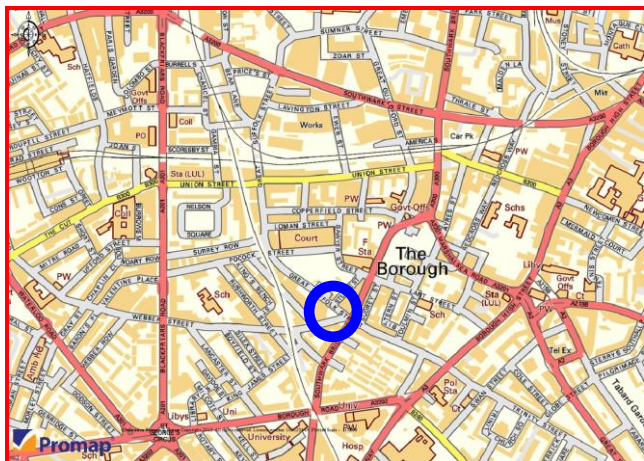
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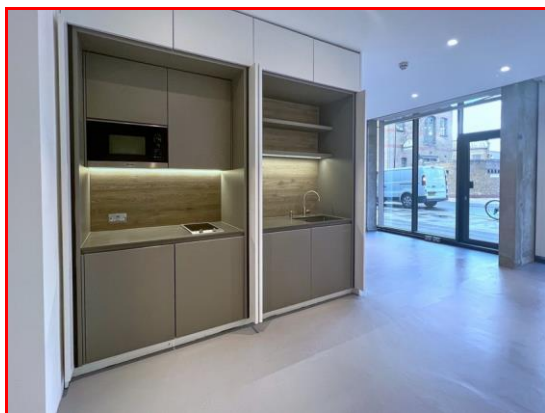
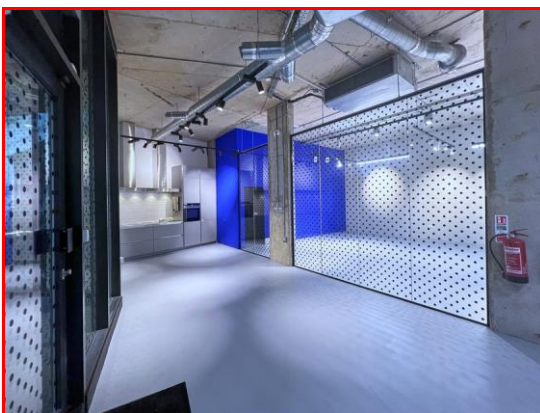
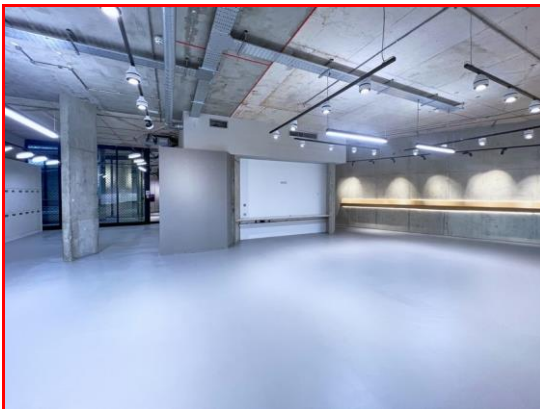
Or The Joint Agent

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E-mail : [robinfarmer@leopoldfarmer.com](mailto:robinfarmer@leopoldfarmer.com)



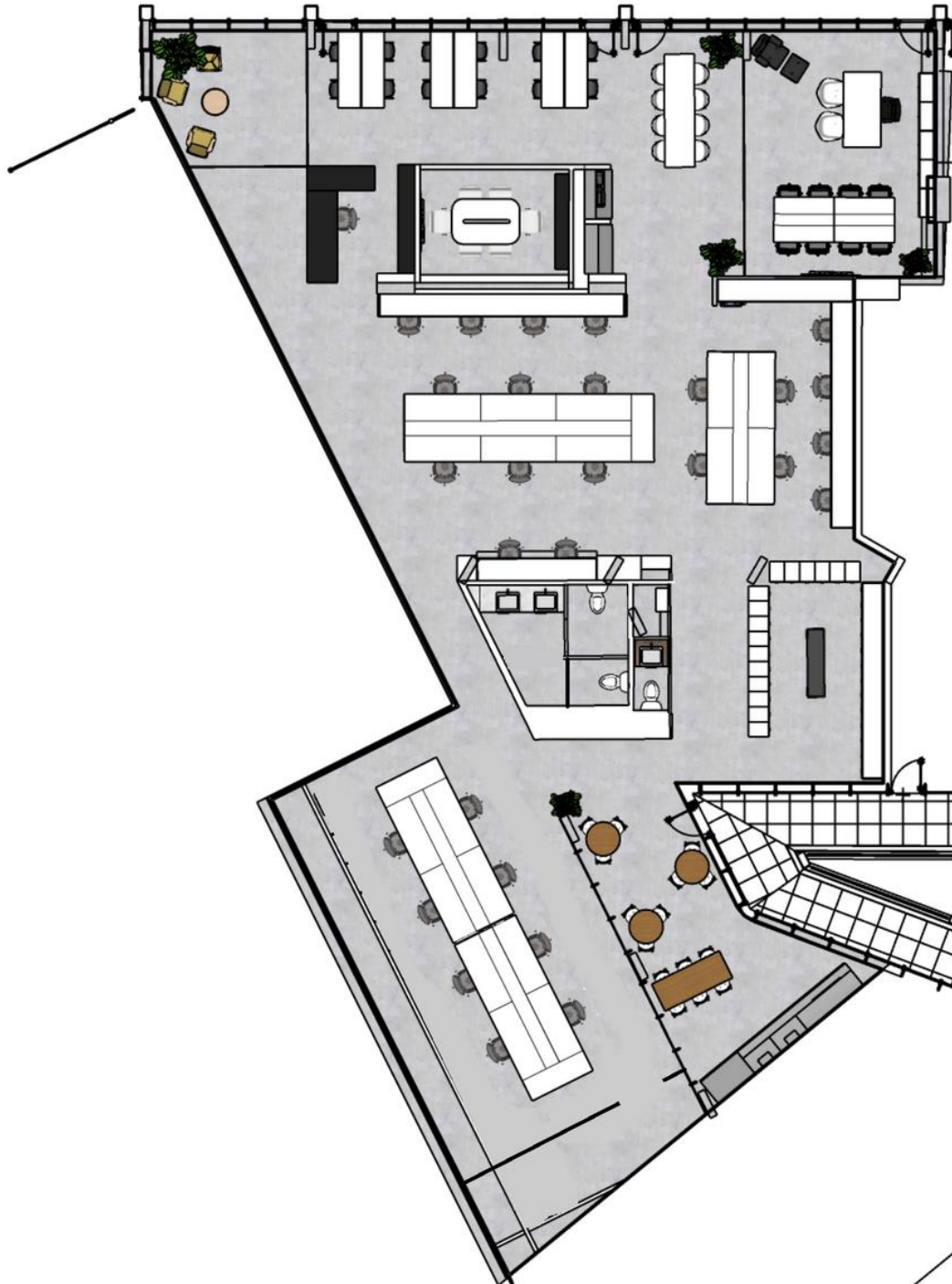


# 120-122 WEBBER STREET, SE1



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## INDICATIVE LAYOUT



### Important Notice

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