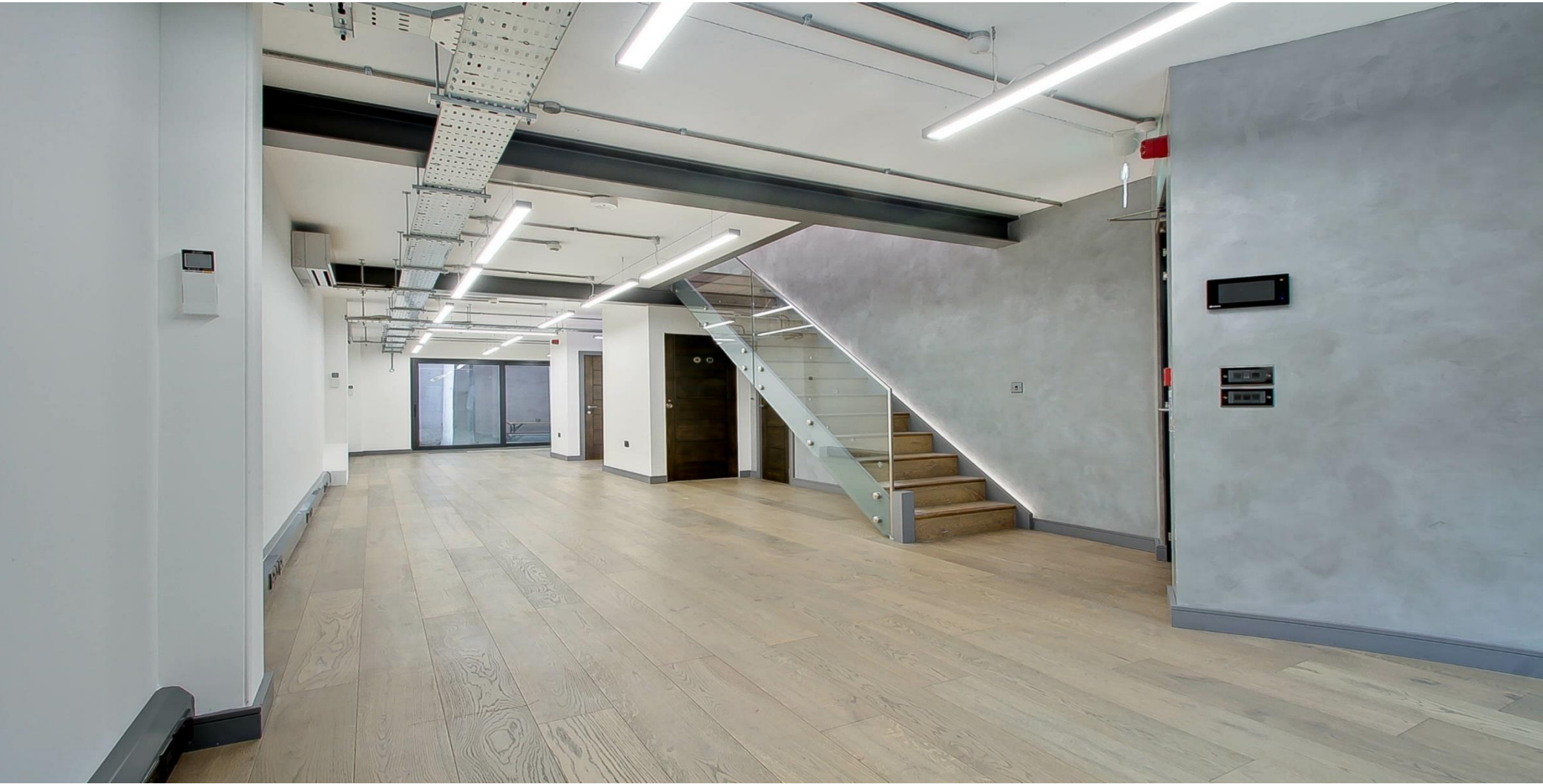




3 Risborough Street, London SE1 0HF
Ground & First Floor Office
Area Floor Space – Approx. 1,409 sq ft (130.9 sqm)

For Sale - £1,100,000
To Let - £65,000 per annum
Available now.

3 RISBOROUGH STREET, LONDON SE1 0HF

Description

A modern and contemporary Ground & First Floor office unit forming part of a mixed use building presented in excellent decorative order and offering excellent Grade A specifications. The ground floor comprises an open plan area with 2 x W.C's including a shower. There is an open plan kitchen and a large storage cupboard previously used as a server room.

The first floor offers a large open plan work area with a private meeting room.

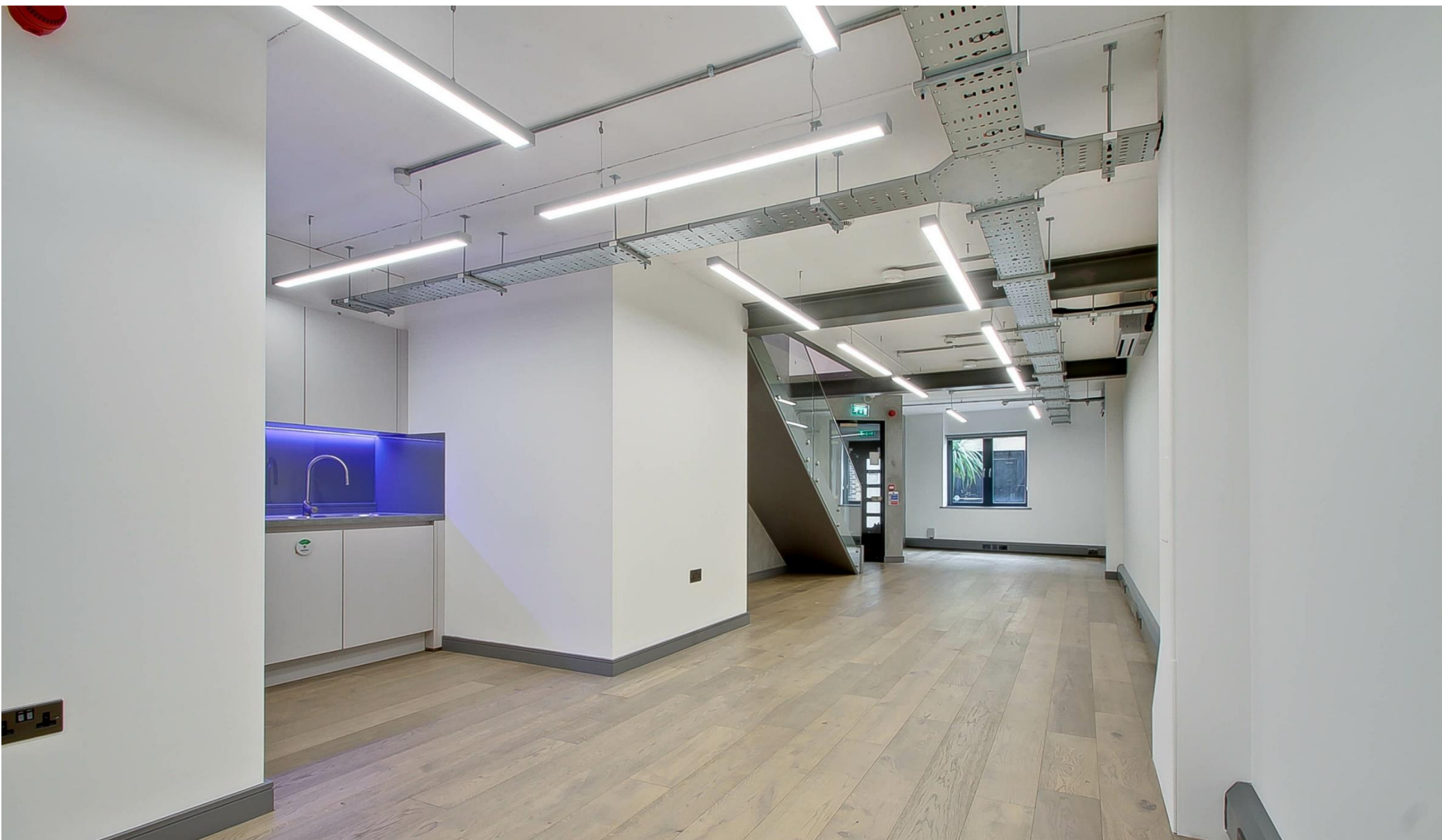
The office unit also benefits from a large patio area with a potential secure parking for 1 car and additional storage facilities subject by way of a separate licence agreement.

Location

The property is located at the junction of Union Street and within walking distance to both London Bridge mainline and underground services & Southwark underground station. There are a host of restaurants, bars and other attractions all within a few minutes walk.

The property is now available to view either on a new lease offered on terms by arrangement or for sale by way of the Virtual Freehold..

3 RISBOROUGH STREET GROUND FLOOR



3, RISBOROUGH STREET, LONDON SE1 0HF



3, RISBOROUGH STREET, LONDON SE1 0HF



3, RISBOROUGH STREET, LONDON SE1 0HF



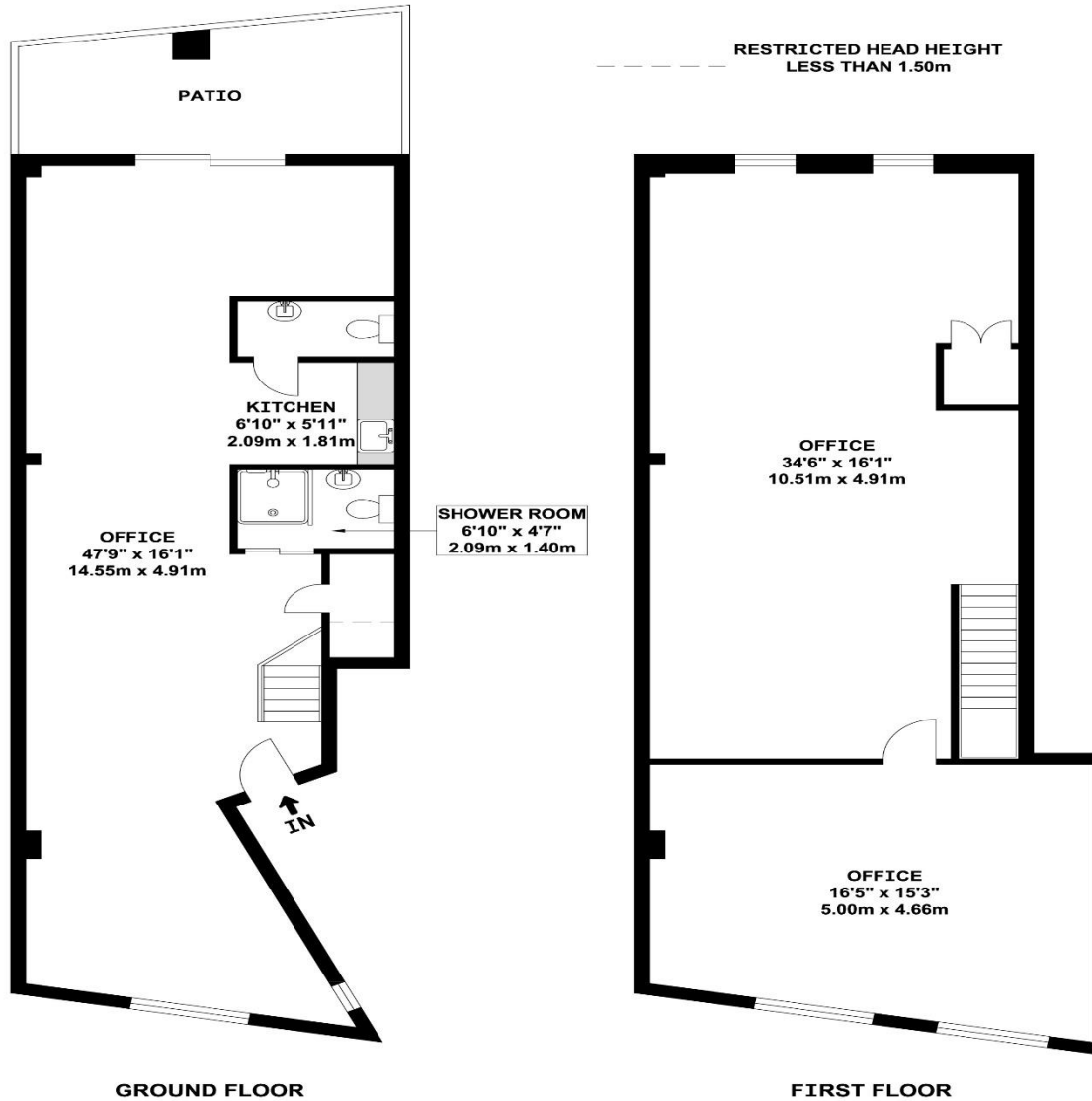
3 RISBOROUGH STREET FIRST FLOOR



3 RISBOROUGH STREET FIRST FLOOR



**RISBOROUGH STREET
LONDON SE1**



APPROX. NET INTERNAL FLOOR AREA 1408.88 SQ. FT / 130.89 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Location

Located on Risborough Street close to the junction with Union Street and within walking distance to both London Bridge mainline & underground station and Southwark station.

EPC

EPC Rating – C = 68.

Term

A new lease is available for a minimum term of three years on terms by arrangement.

Service Charge

TBC

❖ Specifications

- ❖ Oak Wood flooring throughout
- ❖ Heating / cooling cassettes
- ❖ Perimeter trunking
- ❖ 2 x W.C's & shower
- ❖ Private meeting room
- ❖ Own patio
- ❖ Entry phone
- ❖ Central SE1 location

Rates

According to the Valuation Office, the Rateable Value for the year 2025/26 is £39,500 per annum.

Therefore the rates payable is approximately £19,300per annum.

Floor Area

1,409 sq ft (130.9 sqm)

VAT

VAT is payable on the rent, service charge and the purchase price.

Rent

£65000 per annum quoted exclusive of all outgoing.

For Sale

Virtual Freehold offered in the region of £1,100,000.

Further Details

Ian Lim

E: ian@limcommercial.com

www.limcommercial.com

Tel: 07885 912 982