

REVISED INSTRUCTION

EXTRA FLOOR AND VIRTUAL FREEHOLD(S) FOR SALE OR NEW LEASE(S)

FOR SALE

SELF-CONTAINED GROUND AND/OR LOWER GROUND FLOOR OFFICES 3,089/3,653/6,742 SQ FT TO LET OR FOR SALE. HIGH QUALITY FIT OUT.

3,089 TO 6,742 SQ FT

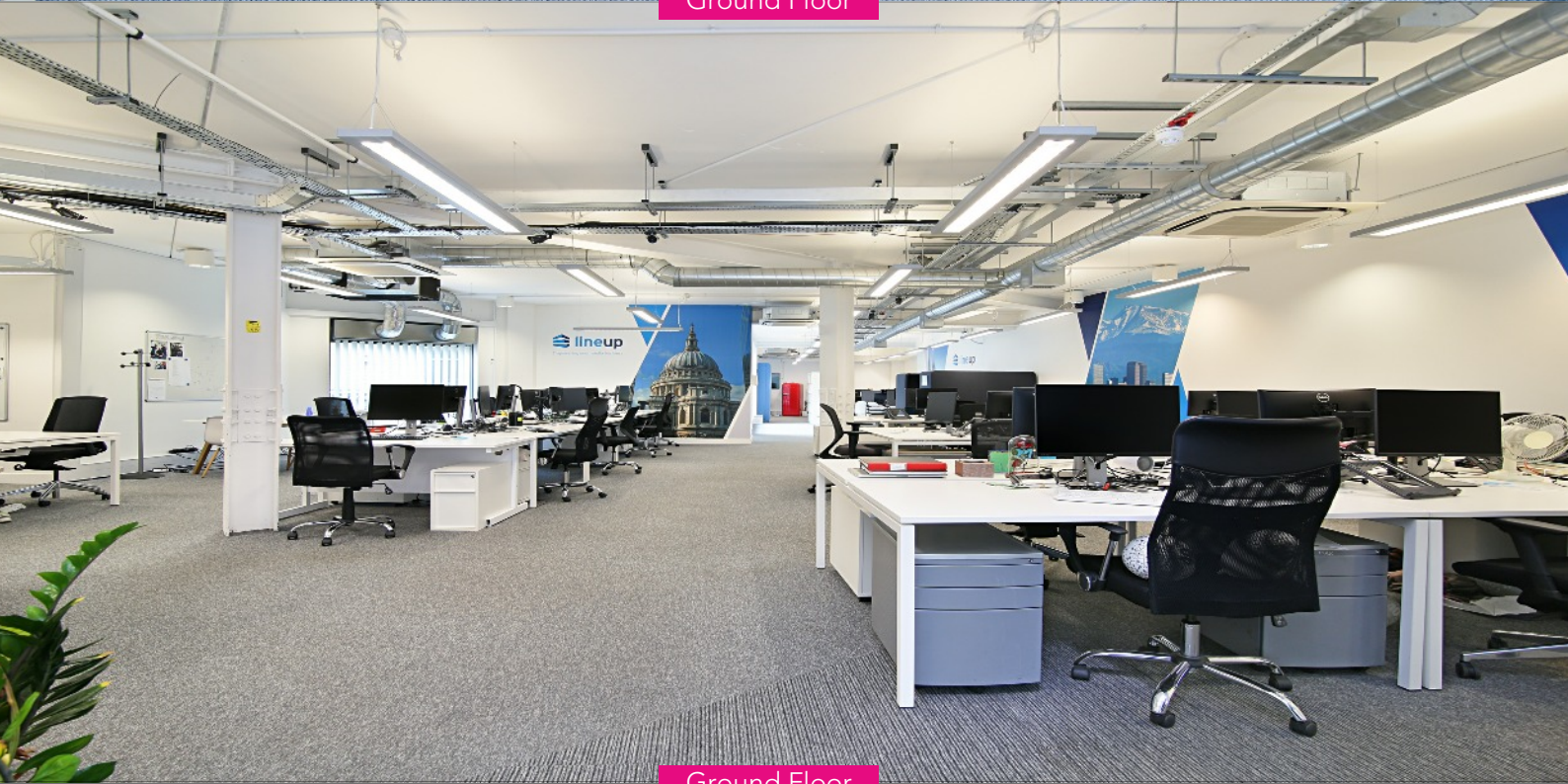
TRIDENT HOUSE 46-48 WEBBER STREET LONDON SE1 8QW

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Ground Floor



Ground Floor





Description

This recent development is situated just west of the junction with Blackfriars Road. Waterloo, Waterloo East and Southwark Stations are within a 5 minute walk providing mainline, Bakerloo, Northern and Jubilee underground services.

Close to The Cut, a parade of boutique shops and eateries, as well as being moments away from the Old & New Vic Theatres along with all the other South Bank amenities and hotels.

The offices are self-contained and benefit from direct street access to the ground floor with an internal staircase linking to the lower ground floor. Alternatively the lower ground floor can be accessed separately via a common parts reception. The specification includes full air conditioning and is fitted and cabled to a high standard with a number of meeting rooms and offices created by demountable partitions.

Furniture can also be made available by separate negotiation.

Tenure

Either a new lease(s) by arrangement direct from the owners or a sale of the virtual freehold interest in either or both floors. A 999 year lease(s) at £125.00 per annum fixed.

Areas & Outgoings

Floor	Sq Ft	Sq M	Rent psf	Rates psf	Sale Price
Ground	3,089	387	£45.00	£18.00	£2,000,000
Lower Ground	3,653	339	£30.00	£7.64	£1,600,000
Total	6,742	626			

Floors will be let or sold separately or combined

Specification

Self-Contained Floors
Height & Light
Fully Fitted and Cabled
WCs and Showers
Break-Out Areas
Kitchens
Fully Air Conditioned
Under Floor Trunking
DDA Compliant
Courtyard
Furniture Available by separate negotiation



Viewings

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