

# WESTMINSTER BRIDGE ROAD

LONDON SE1 7JQ

001



## FOR SALE

SELF-CONTAINED GROUND FLOOR PREMISES IN THE HEART OF LAMBETH NORTH

BUSINESS CLASS E USES WILL BE CONSIDERED  
(RETAIL, OFFICES, GYM, MEDICAL, CLINICAL, ETC.)  
SUBJECT TO FREEHOLDERS CONSENT

2 PARKING SPACES AVAILABLE

**5,647 SQ. FT. NIA GROUND FLOOR**

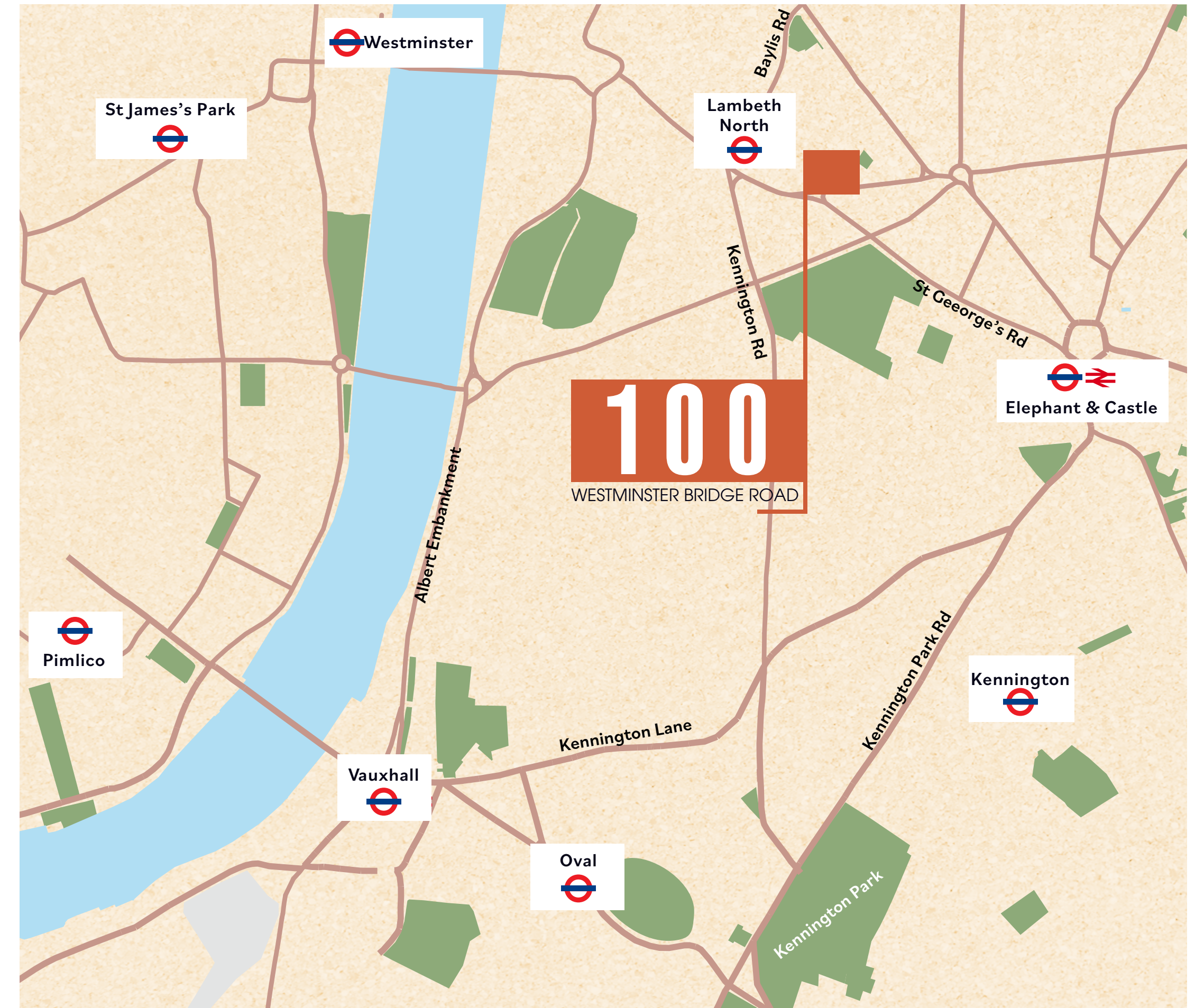



# LOCATION

The property is located on the northern side of Westminster Bridge Road (A302) approximately 100m south of its junction with Kennington Road (A23) and Lambert North Tube Station which is served by the Bakerloo Line, between Elephant & Castle and Waterloo.


Waterloo Station is approximately 250m north of the property providing South Western Railway Services as well as Bakerloo, Jubilee, Northern and Waterloo & City Lines. There are a number of national and independent retailers and restaurants within a 500 yard radius of the property, including Sainsbury's, Cotto, The Three Stags, CMA Pharmacy and many others.

The Property is situated in the London Borough of Lambeth. According to the Department for Transport Road Traffic Statistics, between 2017 - 2021, approximately 14,500 motor vehicles on a daily average pass by the property.\*



Tube Times 	Mins
Oxford Circus	8
Bond Street	12
King's Cross	16
Canary Wharf	27
Liverpool Street	23
Heathrow Airport	44

## CONNECTIVITY

Train Times 	Mins
London Waterloo	7
Windsor & Eton	46
Woking	50
Reading	86
Bristol	143
Weymouth	180

# DESCRIPTION

The property comprises a self-contained ground floor premises currently fitted as offices which forms part of a larger mixed-use block arranged over 22 floors. The main entrance is located at the Westminster Bridge Road front of the building. There is also a side entrance to the east with rear loading access via a storeroom. The premises provide a mix of open plan and smaller partitioned offices with separate male and female WCs, and a further disabled WC. There is a storeroom at the rear of the offices and a kitchen / break out area to the center.

The front of the premises benefits with a double height atrium, with circa 6m floor to ceiling height, offering potential to erect a part 1st floor mezzanine.

The property also benefits from two car parking spaces demised to the property which are located within a secure basement car park. There is potential to rent additional car parking spaces. Suitable for alternative uses subject to Freeholders consent.



# AMENITIES



Front & Rear Access



Fitted Kitchenette



Part Suspended Ceiling



Loading



Double Height Atrium Providing Fantastic Natural Light



Potential For Fully Furnished Plug & Play Office User



Part Timber Laminate Flooring



Part Carpeted Flooring



Male & Female WCs



Disabled WCs



AC (Not Tested)



# FURTHER DETAILS

## TENURE

Held on a 125 year Long Leasehold Interest from 1st January 2001 (approx. 103 years unexpired), at peppercorn ground rent for the duration of the term.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## EPC

Available on request.

## VAT

The property is elected for VAT.

## FLOOR PLAN

Floor plan available on request.

## PRICE

Upon request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

# CONTACTS

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# RIIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.  
May 2024.