

# 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)          |
| Lower Floor  | 350 sq ft ( 32.5 sqm)          |
| <b>Total</b> | <b>2,345 sq ft (217.8 sqm)</b> |

## 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

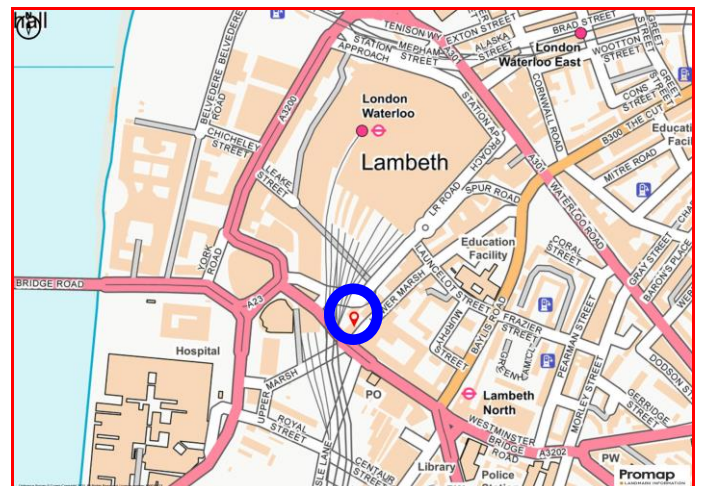
The current Rateable Value is £56,000 and therefore the business rates payable for the year 2025/26 are approx. £31,080.

## 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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