



100 WESTMINSTER BRIDGE ROAD

London SE1

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

FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

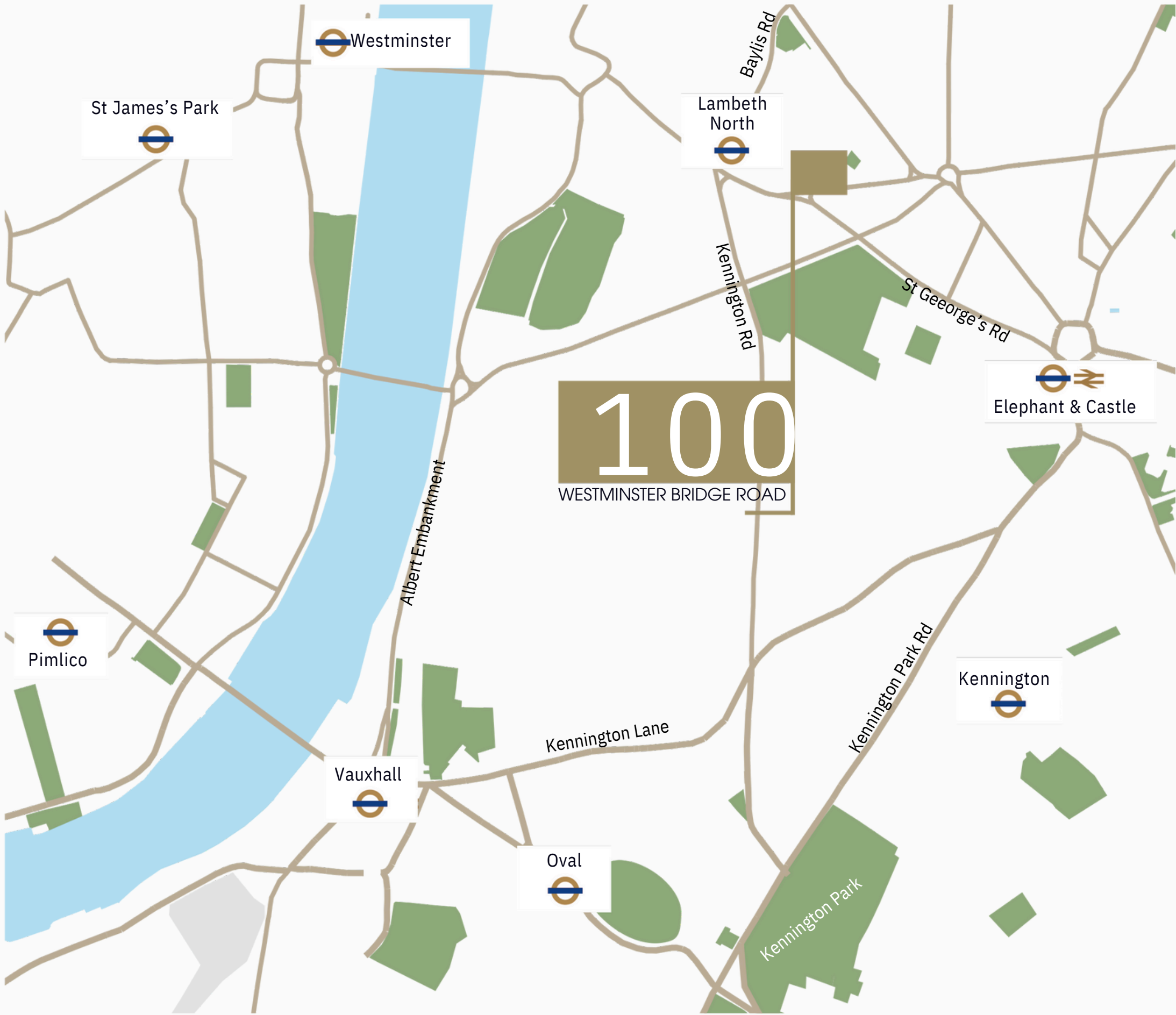
- The property is a self-contained ground floor commercial unit extending to 5,647 sq ft (524.6 sq m NIA).
- The Property is held on a long leasehold of 125 years from 1 January 2001 (approx. 103 years unexpired).
- It occupies a prominent position on Westminster Bridge Road, benefiting from strong frontage, high visibility, and excellent connectivity.
- The Office is part of a modern 22-storey mixed-use development.
- The property includes two demised car parking spaces within a secure basement car park, with potential for additional spaces by separate negotiation.
- Guide Price: £2,500,000 for the Long Leasehold Interest.



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.



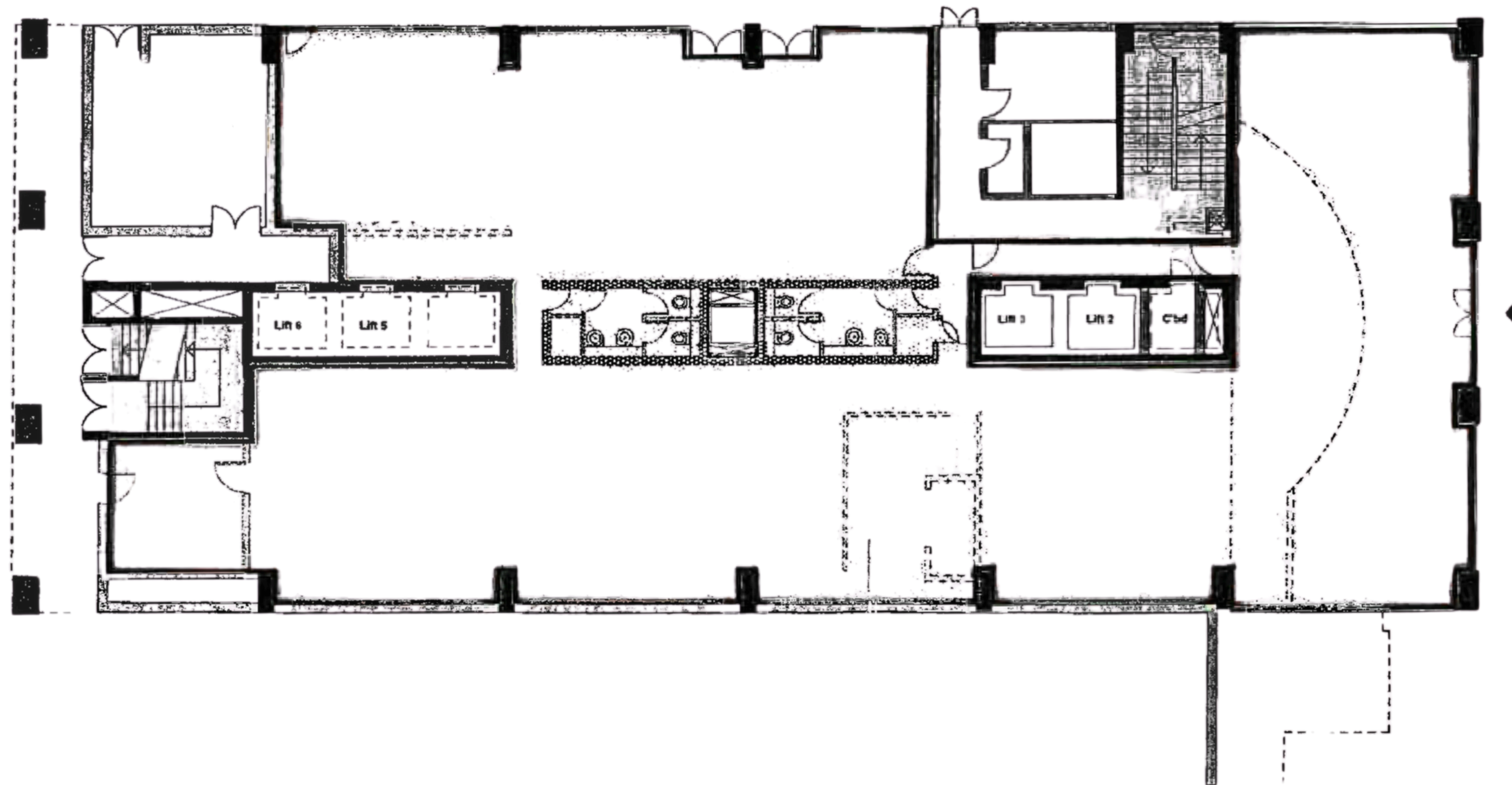
AMENITIES

- | | | | | | |
|---|---|---|------------------------|---|---|
|  | Double Heigh Atrium Providing Fantastic Natural Light |  | Disabled WCs |  | Potential For Fully Furnished Plug & Play Office User |
|  | Part Timber Laminate Flooring |  | AC (Not Tested) |  | Fitted Kitchenette |
|  | Part Carpeted Flooring |  | Part Suspended Ceiling |  | Front & Rear Access |
|  | Male & Female WCs |  | Loading | | |



FLOOR PLAN

Please note this plan is for identification purposes only



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 to bear their own legal costs.

VAT

The property is elected for VAT.

EPC

Available Upon Request

FLOOR PLANS

Available Upon Request

PRICE

Guide Price: £2,500,000 for the Long Leasehold Interest.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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. October 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

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R I B

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