

Compton

London

Wickfield House

SE1 1HJ

4,812 sq ft self contained office building over ground and three upper floors with planning permission to increase the NIA by 646 sq ft.

For Sale

4,812 ft²

Freehold sale ideal for owner occupier, investor or developer



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Location

Wickfield House is situated on Disney Place, an attractive cul-de-sac in the vibrant area of Borough, SE1; an area renowned for its culture and food beverage provision with an abundance of cafes, restaurants and bars, as well as popular food markets; the iconic Borough Market is less than a 10-minute walk and the Shard is a 12-minute walk.

Wickfield House is exceptionally well-connected being located adjacent to Borough Underground Station, and within walking distance of both London Bridge (8-minutes) and Southwark stations (12 minutes).

In addition, Waterloo and Waterloo East are also nearby, providing additional tube and rail connectivity.

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Disney Place South CGI

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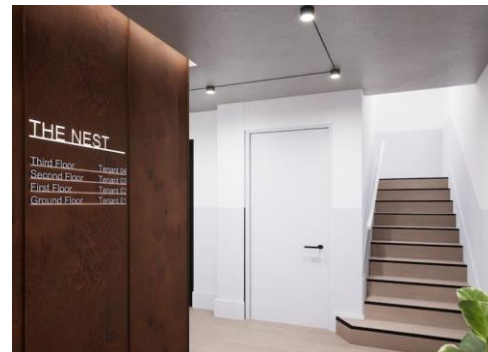
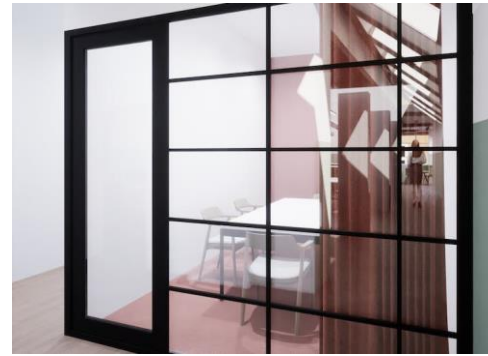


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Disney Place CGI's and local landmarks

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Amenities

- Self-contained building
- DDA compliant
- 1 x 6 Person lift
- Fan coil air-conditioning
- W.C. facilities
- Kitchenette
- 1st Floor terrace

Description

A hidden gem in the side street of Disney Place. Wickfield House is located in the heart of Borough, a two-minute walk from Borough Station.

A self-contained, freehold office building comprising 4,812 sq ft across the ground and three upper floors.

The property benefits from planning consent and is offered with full vacant possession.

Prime Borough office rents are in excess of £80.00 per sq ft.

Planning permission was granted 31/01/2023 under LBS registration Number: 22/AP/3348

Amendment to planning granted on 16/02/2023 under LBS Registration Number: 23/AP/0292

White Red Architects designed the scheme

The scheme includes:

Increasing the NIA by 646 sq ft to create a high end office building.

Impressive glazed extensions on 1st and 3rd floors to create fabulous views over London and an attractive terrace area on the 2nd floor.

Floor to ceiling sliding doors on 1st and 3rd floor extensions.

Consolidation of new plant area onto the roof.

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Tenure
Freehold

VAT
The Property is elected for VAT

Legal Costs
Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority
London Borough of Southwark. It is not listed but within the Liberty of the Mint conservation area.

Proposal
We are seeking offers in excess of £3,000,000 which reflects and capital value of £623 per sq ft on the existing and £550 per sq ft on the proposed.

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Floor Areas

The accommodation comprises the following areas:

Floor	Existing NIA	Existing GIA	Proposed NIA	Proposed GIA
3rd	732	1,087	1,109	1,421
2nd	1,206	1,518	1,249	1,518
1st	1,173	1,485	1,442	1,765
Ground	1,701	2,077	1,658	2,077
Total	4,812	6,167	5,458	6,781

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Contact Us

All appointments to view must
be arranged via joint
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