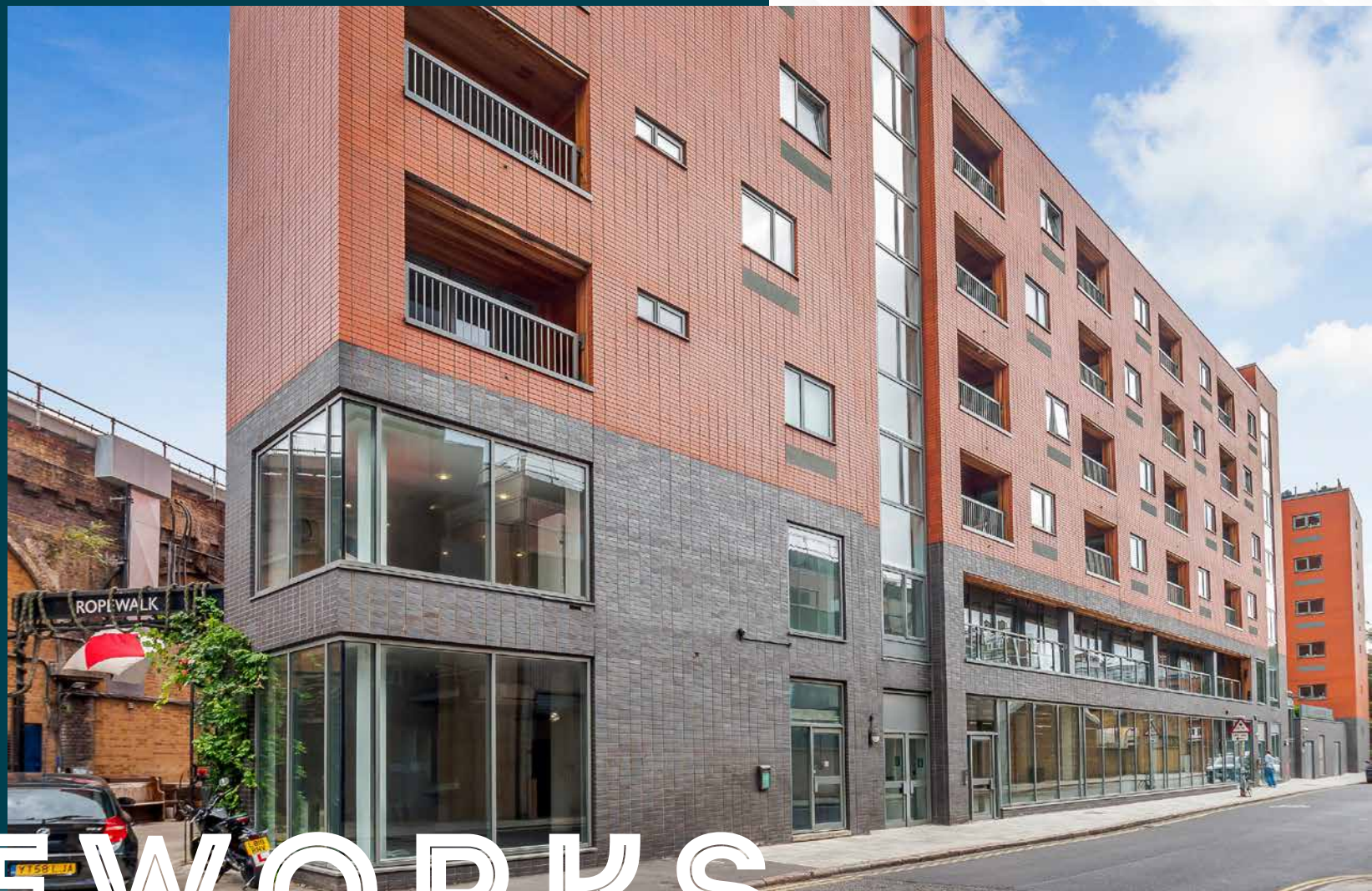




ROPEWORKS

OFFICE INVESTMENT FOR SALE 14,022 Sq ft - 41A MALTBY STREET, LONDON SE1 3PA



INCOME

Ground floor let to Kisaco at £204,300 per annum net until 15th July 2027 with a tenant break 15th July 2026.

First floor vacant estimated rental income £200,000 per annum.

DESCRIPTION

A self-contained office set on the ground and first floor, comprising newly refurbished open-plan media style space in a recently built mixed-use development. Includes air conditioning, a purpose-built comms room, raised floors, balcony, fibre, kitchenettes, DDA compliant lift.



CGI for illustrative purposes only.



SPECIFICATION

- Glazed full height windows to front and smaller windows to rear
- Air conditioning and LED lighting
- New kitchen
- Modern WC's (including 1 DDA compliant) and shower facilities
- DDA compliant lift
- Some car parking and bike storage available



TYPICAL FLOOR LAYOUT

THE SHARD

SHAD THAMES

HMS BELFAST

ST KATHARINE DOCKS

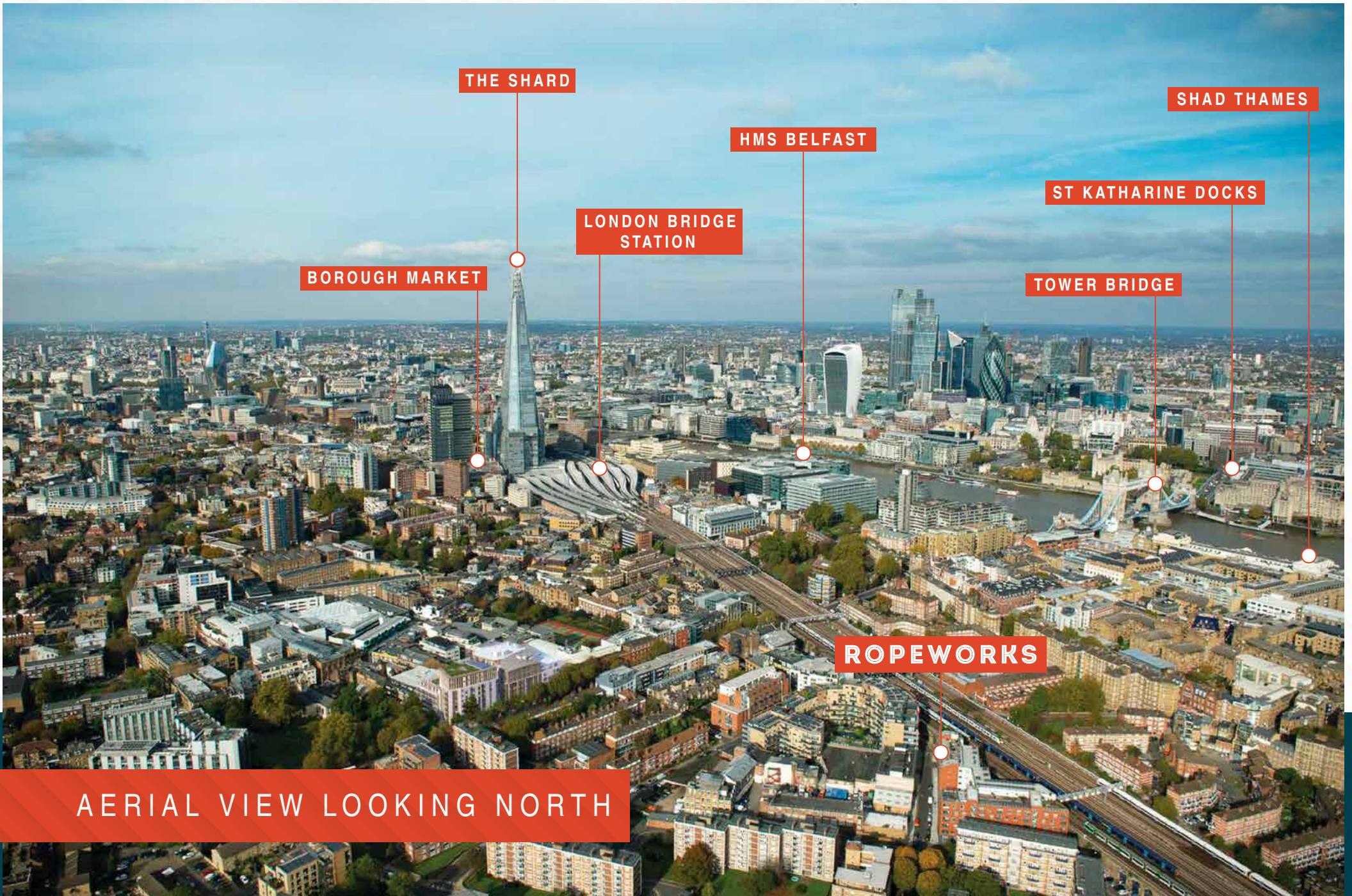
LONDON BRIDGE
STATION

BOROUGH MARKET

TOWER BRIDGE

ROPEWORKS

AERIAL VIEW LOOKING NORTH



01



LOCATION

Positioned amongst the vibrant amenities of Bermondsey Street and London Bridge, this high-spec office benefits from Maltby Street market immediately next door and Shad Thames, located a short walk away providing a variety of shops, quality restaurants and art galleries.

The ongoing regeneration of Bermondsey has attracted an influx of high-profile companies to relocate here over recent years lifting the profile of the area to one of the capital's most sought-after hotspots.

02



03

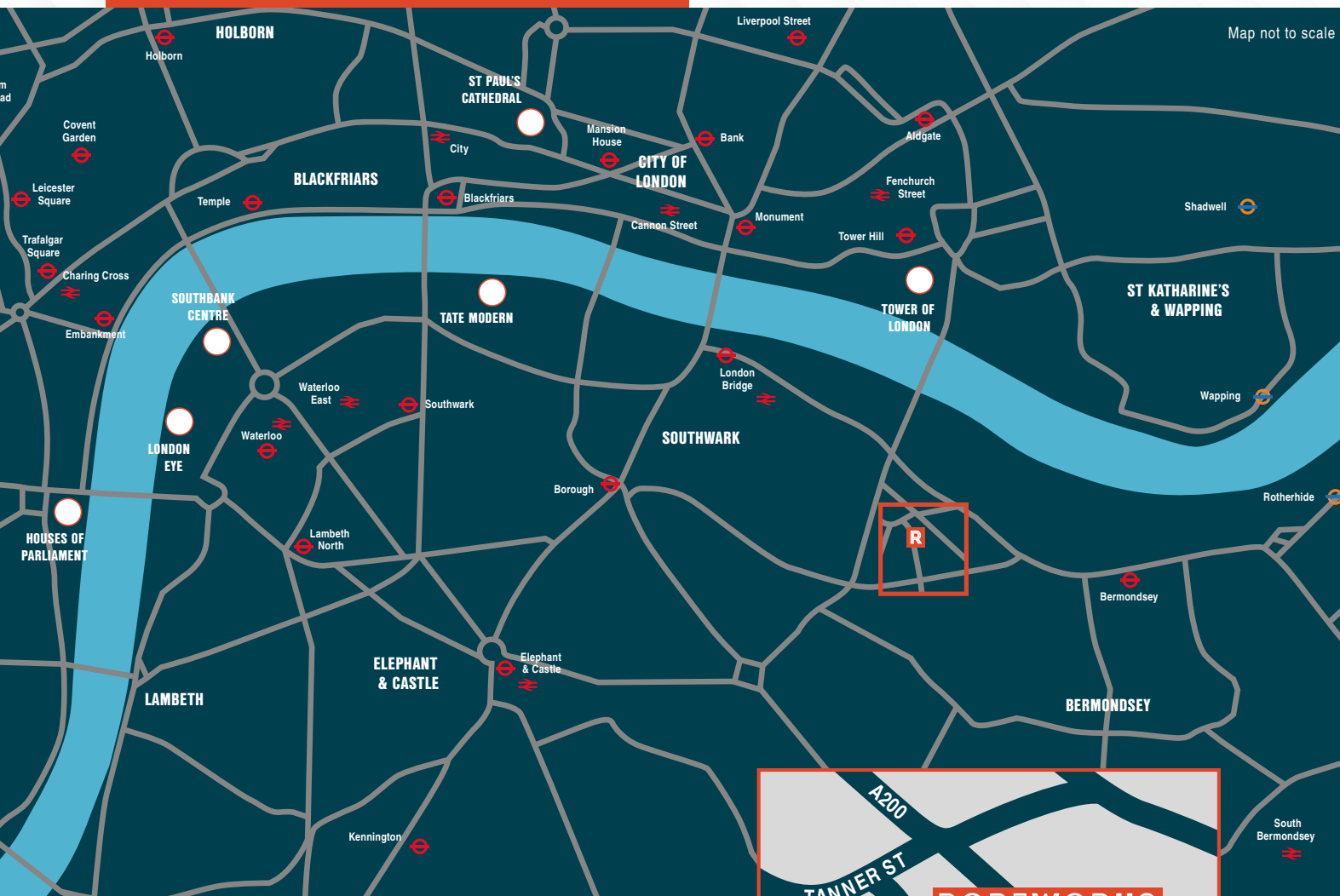


04



05





PERFECTLY LOCATED

LONDON BRIDGE

 10 mins



Croydon	15 mins
Blackheath	17 mins
Sevenoaks	24 mins
Orpington	25 mins

BERMONDSEY

 12 mins



Canary Wharf	3 mins
Waterloo	5 mins
Green Park	8 mins
Stratford	15 mins

BOROUGH

 19 mins



London Bridge	3 mins
Moorgate	5 mins
Old Street	6 mins
King's Cross	13 mins

Distance and travel times are approximate and have been referenced from Google Maps, train times are taken from National Railway Enquiries and tfl.gov.uk websites

TRAVEL

London Bridge Station (10mins) and Bermondsey Underground Station (12mins) are both a short walk from Maltby Street, giving access to the Northern and Jubilee Lines, and National Rail overground network. There are dozens of bus routes in and out Bermondsey providing excellent travel connections and journey times.

TENURE

For sale on a 999 year lease.

SALE PRICE £4.85M

which reflects a low capital value of just under £346 per sq ft.

VIEWINGS

Strictly by appointment through joint sole letting agents:



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