

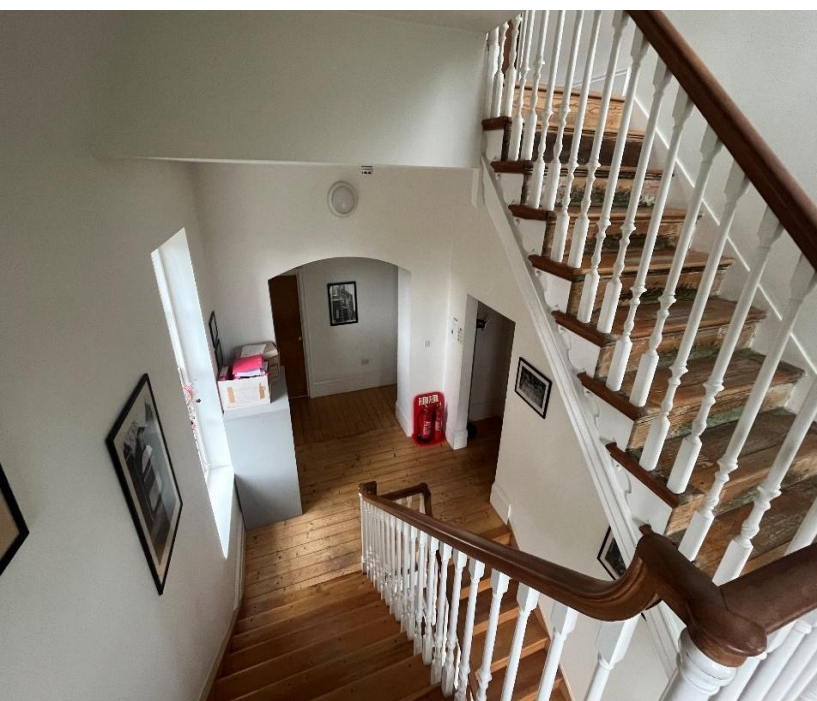


TO LET

Verbruggens House
No1 Street
Royal Arsenal Riverside
London
SE18 6GH

Self Contained Office Building





Location

Royal Arsenal Riverside provides a high quality working environment with excellent amenities, including retail, bars, restaurants and leisure facilities.

It is amongst the best served locations in London for public transport with the Elizabeth line entrance being a few steps from the premises. Other transport options include the mainline and DLR services, as well as a bus and Uber boat.

Description

The premises comprise an attractive and imposing Grade 2 listed detached building, arranged over Lower ground/subbasement, ground and two upper floors.

The space is laid out as reception and meeting room to the ground floor, along with 2 additional offices and a DDA compliant W.C. The 1st floor comprises 4 individual offices, with a further 3 offices and W.C facilities to the second floor.

The lower ground/sub-basement, has some natural light and comprises 2 offices, a kitchen, male and female W.Cs and a shower.

The building benefits from 2 demised parking spaces within a short walk.

The space itself is fitted to a good standard, with wooden floors, AC and CAT II lighting.

Property Use

The premises have been used for many years as an office building and as such, it is believed that it will benefit from E class planning, but any interested parties are encouraged to make their own enquires of the planning department.

Rent

Guide rent of £60,000 per annum exclusive.

Property Terms/Tenure

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted outside the security of tenure of the Landlord & Tenant Act 1954.

Business Rates

The property is entered in the 2026 rating list with a rateable value of £38,750. Interested parties should contact the local authority to confirm the rates payable.

Accommodation

The Property has been measured on a Net Internal basis (NIA):

Ground Floor

Reception/offices 60.76 sq m 64 sq ft

DDA Compliant W.C

1st Floor Offices 62.99 sq m 678 sq ft

2nd Floor Offices 58.71 sq m 226 sq ft

W.C

Lower ground/sub-basement

Offices 21 sq m 226 sq ft

Kitchen

Male and female W.CS

Shower

Total office space 203.46 sq m 2190 sq ft

VAT

VAT will be applicable.

EPC

An EPC has been commissioned.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

Strictly by prior arrangement with sole agents on 0208 858 9303:

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