



OCEAN HOUSE

22
COUSIN LANE

LONDON EC4

A Freehold Office Investment in a Prime City Location
Of Interest to Investors and Owner Occupiers

4,675 sqft NIA

Executive Summary

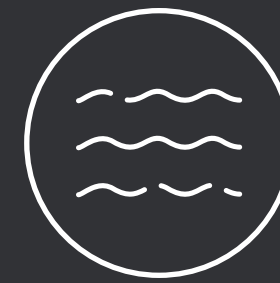
- Extremely Rare River Fronted Office Building
- Freehold Investment
- Fully Refurbished in 2023
- Mix of Managed and Traditional Leases
- 100% Occupancy
- Prime City Riverside Location
- Next to Cannon Street Station
- 4th Floor Private Balcony
- Planning Consent for Balconies to 2nd and 3rd Floors
- Of Interest to Investors and Owner Occupiers



**PRIVATE
TERRACE**



**CONTEMPORARY
FINISHES**



**UNINTERRUPTED
RIVER VIEWS**



**EXCELLENT
NATURAL LIGHT**



**PASSENGER
LIFT (6 PP)**



CGI of balconies



Specification

- VRF Air Conditioning
- High Speed Fibre Connectivity
- Contemporary Cat A Plus Floors
- Stunning River Views
- 6 Person Passenger Lift
- Tenant Reception & Lounge
- 4,675 sqft NIA / 6,329 sqft GIA



**AIR-
CONDITIONING**



**NEW LED
LIGHTING**



**SUSPENDED
CEILINGS**



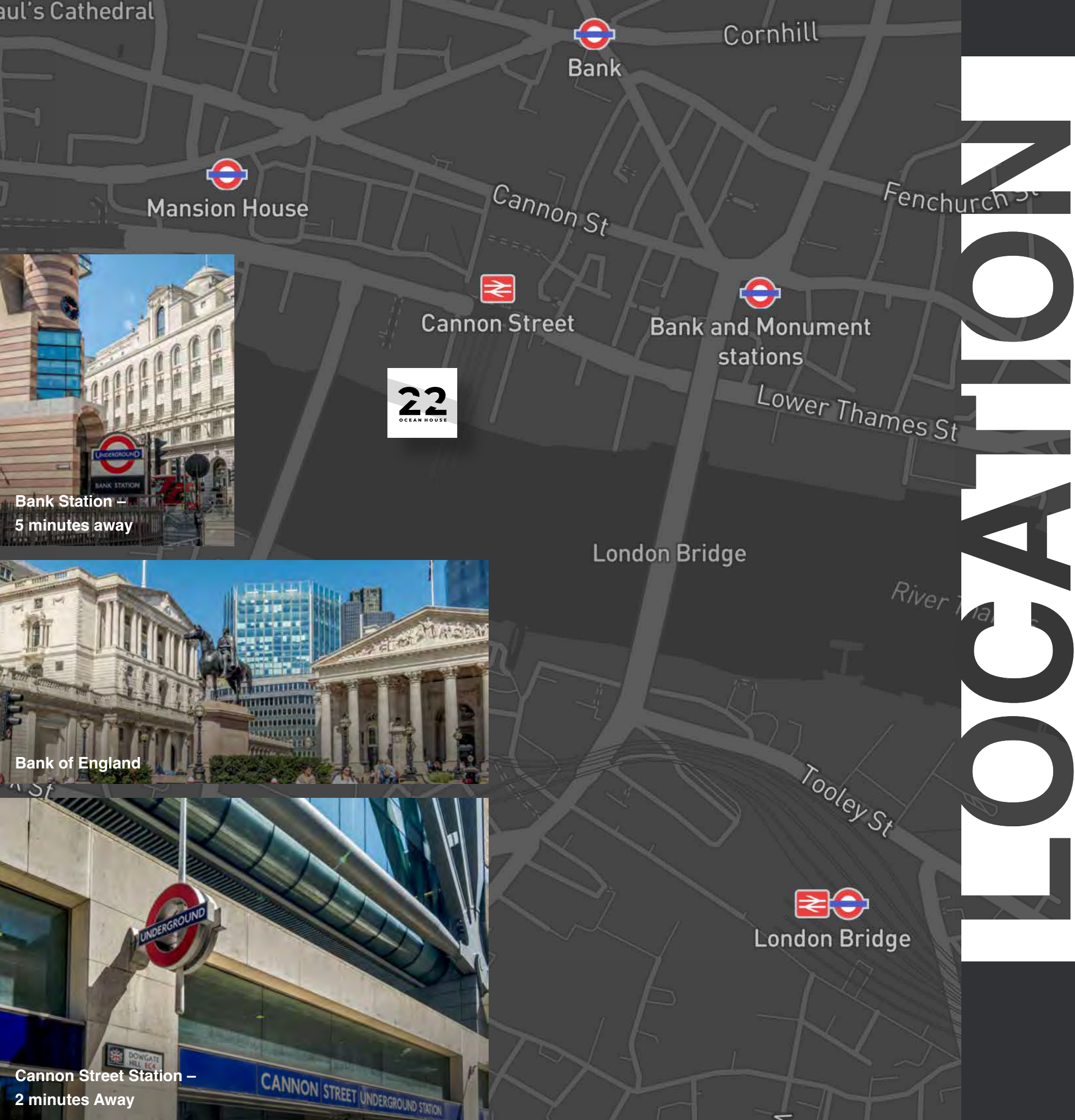
**RAISED
ACCESS FLOORS**



SHOWERS



**REFURBISHED
WC'S**



Ocean House is located at the end of Cousin Lane directly fronting the River Thames.

Cannon Street is within a two minute walk and provides mainline services and a direct link to London Bridge station, together with underground services via the District and Circle lines. Bank station is within 5 mins walk and offers underground services via the Central, Northern and DLR lines.

Being located within the City core, there are a plethora of restaurants, bars and eating establishment within a few minutes walk of Ocean House catering for a relaxed lunch with friends or a client lunch, these include the Oyster Shed, Caravan, Vinoteca, The Ned, Brigadiers, The Banker and Harrys Bar. In addition, the area has many more amenities on Cannon Street, Cheapside and New Change.



TRANSPORT



RESTAURANTS



SHOPS

Tenant Reception and Lounge

00

700 sq ft

65 sq m



Fully Fitted and Furnished Tenant Lounge

Let to Hazelcast UK Ltd

01

1,020 sq ft

95 sq m



Fully Fitted to Cat A Plus Including All Furniture

Let to Covale Capital (UK) LLP

02

1,020 sq ft

95 sq m



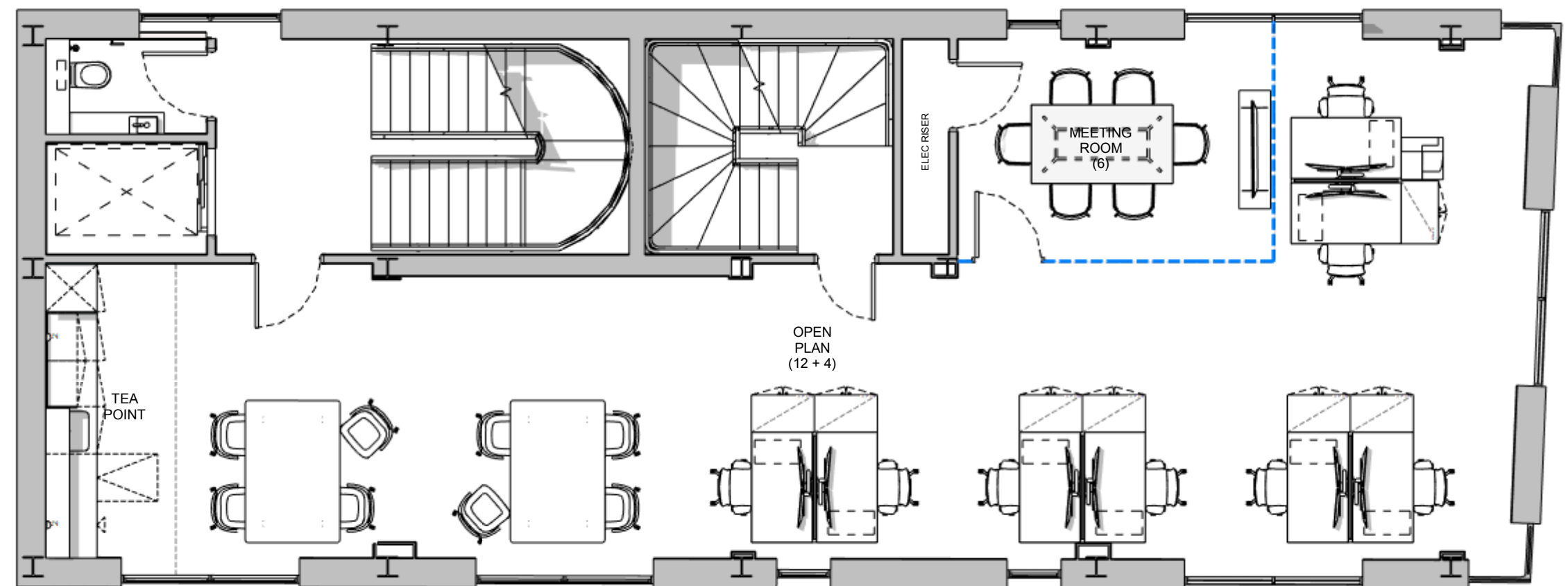
Fully Fitted to Cat A Plus Including All Furniture

Let to Ashford Environmental Services Ltd

03

1,020 sq ft

95 sq m



Fully Fitted to Cat A Plus Including All Furniture

Let to Strategic Transfer Solutions Ltd

04

915 sq ft

85 sq m



Fully Fitted to Cat A Plus Including All Furniture

Tenancies

Ocean House is multi-let to four office tenants producing a net income of approx. £274,483 per annum from a total gross rental figure of £439,357.50 per annum.

Three of the tenants occupy floors under a fully inclusive Managed Agreement with occupier services being provided by Savills. The final tenant (4th floor) occupies under a traditional lease. All occupations are excluded from the security of tenure of the Landlord and Tenant Act.



TENANT	FLOOR	AREA (SQFT)	LEASE START	LEASE EXPIRY	BREAK DATE	BREAK COMMENTS	RENT (PA)	RENT (PSF)	COMMENTS
Strategic Transfer Solutions Ltd	4th	915	01/09/23	31/08/28	01/09/26	Tenant only, 6 months' notice required.	£57,187.50	£62.50	Outside L&T Act. 3 month rent deposit is held.
Ashford Environmental Services Ltd	3rd	1,020	01/09/23	31/08/26	-	-	£132,000	£129.41	A Managed Agreement with fully inclusive rent. One month rent free per anum. 2 month rent deposit.
Covale Capital (UK) Ltd	2nd	1,020	01/10/23	30/09/25	-	-	£124,800	£122.35	A Managed Agreement with fully inclusive rent. 2 month rent deposit. Terms agreed for an extension to 31/03/28.
Hazelcast UK Ltd	1st	1,020	14/10/23	13/10/25	-	-	£125,370	£122.91	A Managed Agreement with fully inclusive rent. 2 month rent deposit.
Tenant Lounge	Ground	700	-	-	-	-	-	-	Executive Tenant Lounge area comprising collaboration space, soft seating and private call booth.
Totals		4,675 sqft					£439,357.50		



TENURE

The freehold interest is for sale
subject to the existing tenancies.

PRICE

Upon applicaiton.

VAT

VAT elected.

EPC

EPC C
TBC

** Subject to contract*

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