

RIB

ROBERT IRVING BURNS

100 WESTMINSTER BRIDGE ROAD



TO LET

100 Westminster Bridge Road, London SE1 7JQ

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

BUSINESS CLASS E USES WILL BE CONSIDERED
(RETAIL, OFFICES, GYM, MEDICAL, CLINICAL, ETC.)
SUBJECT TO FREEHOLDERS CONSENT

2 PARKING SPACES AVAILABLE

2, 378 SQ. FT. NIA
(633 sq.ft shared space)
Ground Floor

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.

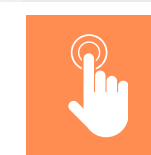
Waterloo Station is approximately 250m north of the property providing South Western Railway Services as well as Bakerloo, Jubilee, Northern and Waterloo & City Lines.

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.*

GOOGLE MAPS



*Source: Department for Transport.



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 Height Atrium Providing
Fantastic Natural Light



Part Timber Laminate Flooring



Part Carpeted Flooring



Male & Female WCs



Disabled WCs



AC (Not Tested)



Part Suspended Ceiling



Loading



Potential For Fully Furnished
Plug & Play Office User



Fitted Kitchenette



Front & Rear Access





100
WESTMINSTER
BRIDGE ROAD

GROUND FLOOR
5,647 SQ FT

Floor	Total
Total Size (sq.ft.)	2,378
Quoting Rent (p.a.) excl.	£67,500
Service Charge (p.a.)	£12,758
Estimated Rates Payable (p.a.)	£23,328
Estimated Occupancy Cost excl. (p.a.)	£103,586

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

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.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

VAT

The property is elected for VAT.

CONTACTS

LET

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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.
January 2025.