

# Pentagon House

52-54 SOUTHWARK STREET, SE1





# Investment Summary

## Freehold.

**Excellent connectivity** situated within walking distance of several stations including Borough (400m), London Bridge (600m), Southwark (600m) and Waterloo (850m).

Highly prominent building comprising **21,543 sq ft** NIA of Grade A office accommodation arranged over basement, ground and six upper floors.

Flexible floorplates ranging from **1,563 to 3,169 sq ft**, with exceptional views and excellent levels of natural light.

**Multi-let to four office tenants** including Centurion Selection Limited, Sapio Research Limited, Deerns UK Limited and Field Gibson Media Limited.

Reversionary passing rent of **£479,125 per annum**, reflecting **£41.95 per sq ft**.

**WAULTC of 0.93 years** and **WAULT of 1.68 years**.

Immediate **value enhancement potential** through refurbishment, amenity upgrades or re-gears of existing leases.



Offers are invited for the freehold interest in excess of **£11,000,000**, reflecting a capital value of **£511 per sq ft** on the NIA. Subject to contract and exclusive of VAT.



PENTAGON HOUSE

TOWER CLUSTER


THE SHARD

20 FENCHURCH STREET

  
BANK STATION

  
CANNON STREET STATION

BOROUGH MARKET

  
LONDON BRIDGE STATION

LONDON BRIDGE

SOUTHWARK BRIDGE

SHAKESPEARE'S GLOBE THEATRE

  
Pentagon House

FLAT IRON SQUARE

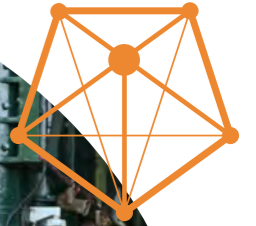
TATE MODERN



# Location

Pentagon House sits in the heart of the Southbank – one of London’s busiest cultural destinations.

The Southbank is one of the most visited areas in London, attracting over 34.8 million people in 2024. It is home to iconic landmarks including the Tate Modern, National Theatre, London Eye and The Shard. The Southbank Centre alone hosts more than 5,000 events each year, drawing 4.5 million visitors to exhibitions, concerts and festivals.



## BOROUGH MARKET

Just a 3-minute walk from the property, Borough Market is one of the UK’s largest and oldest food markets.

25 million visitors annually

30% of its visitors are international tourists



# Local Occupiers and Connectivity

Where culture meets commerce



## Culture

- 01 London Eye
- 02 Royal Festival Hall
- 03 Southbank Centre
- 04 Hayward Gallery
- 05 National Theatre

- 06 IMAX
- 07 The Old Vic
- 08 Oxo Tower
- 09 Young Vic Theatre
- 10 Jerwood Space

## Restaurants

- 01 Skylon
- 02 Forza Wine
- 03 Wahaca Waterloo
- 04 The Anchor & Hope
- 05 Seabird

- 06 Art Yard Bar & Kitchen
- 07 Flat Iron Square
- 08 Barrafinna
- 09 El Pastor
- 10 OMA

## Occupiers

- 01 Paypal
- 02 Lego
- 03 Kantar Media
- 04 Synlab
- 05 Transport for London

- 06 CoStar
- 07 Omnicom
- 08 Myo
- 09 TP Bennett
- 10 WPP London

# Local Developments

The immediate location around Pentagon House continues to attract significant investment and development activity.



**01 Rose Court**

**Area:** 400,000 sq ft  
**Developer:** M&G Real Estate & WPP  
**Status:** Completed 2022  
**Top Rent:** Entirely pre-let to WPP



**02 Triptych, Bankside**

**Area:** 240,000 sq ft  
**Developer:** JTRE  
**Status:** Completed 2023  
**Top Rent:** £82.50 psf



**03 The Forge**

**Area:** 139,000 sq ft  
**Developer:** Landsec  
**Status:** Completed 2023  
**Top Rent:** £89.00 psf



**04 Arbor**

**Area:** 220,000 sq ft  
**Developer:** Temasek, Native Land, HPL and Ampcorp Properties  
**Status:** Completed 2022  
**Top Rent:** £100.00 psf



**05 Tide Bankside**

**Area:** 145,000 sq ft  
**Developer:** LBS properties & Barings  
**Status:** Completed 2024  
**Top Rent:** £75.50 psf



**06 Timber Square**

**Area:** 354,600 sq ft  
**Developer:** Landsec  
**Status:** Completion Q4 2025



**07 22-24 Southwark Bridge Road**

**Area:** 140,000 sq ft  
**Developer:** Latium  
**Status:** Consented, completion TBC



**08 Minerva House**

**Area:** 145,000 sq ft  
**Developer:** GPE  
**Status:** Completion 2027



**09 Liberty of Southwark**

**Area:** 156,200 sq ft  
**Developer:** Landsec  
**Status:** Consented, completion TBC



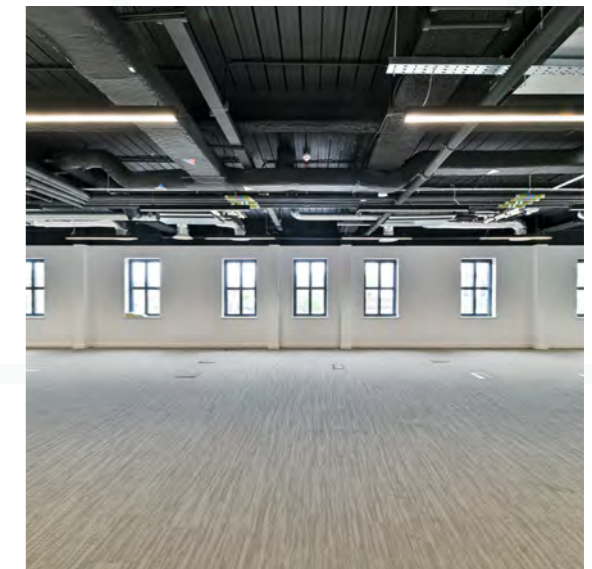


# Pentagon House

Pentagon House is a prominent office building comprising 21,543 sq ft NIA across basement, ground and six upper floors.

Originally of Victorian construction, the building features traditional brick elevations with modern aluminium glazing to the front and rear. A comprehensive refurbishment was completed in 2013, with subsequent upgrades to the M&E systems carried out in recent years.

The property benefits from floorplates ranging from 1,563–3,169 sq ft and excellent natural light throughout.



## SPECIFICATION



Newly refurbished 4th floor



Raised access floors



Metal tiled suspended ceilings



Two 8-person passenger lifts



Extensive cycle storage



Showers and changing facilities





# Accommodation Schedule

The property has been measured by Lane & Frankham in accordance with the RICS Code of Measuring Practice (sixth edition) incorporating the International Property Measurement Standards.

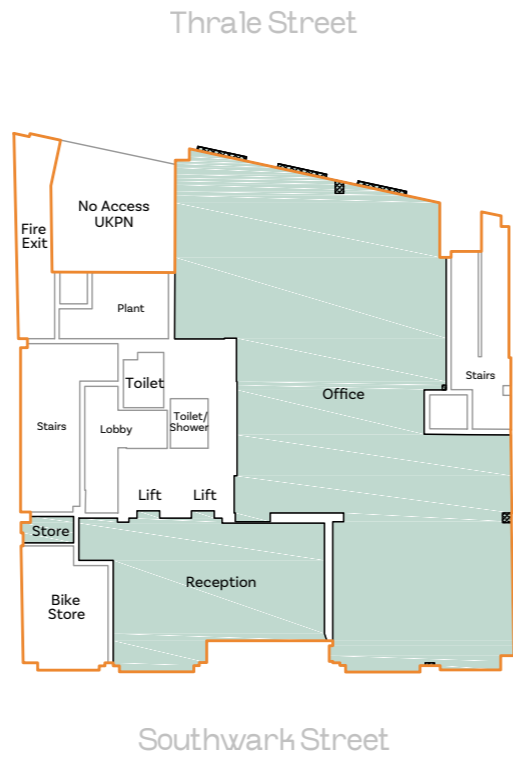
Demise	Total GIA (sq ft)	Total GIA (sq m)	Total NIA (sq ft)	Total NIA (sq m)
6	2,827	262.6	2,062	191.6
5	3,736	347.1	2,919	271.2
4	3,830	355.8	3,169	294.4
3	3,825	355.4	3,144	292.1
2	3,819	354.8	3,156	293.2
1	3,803	353.3	3,057	284
Ground Office			1,563	145.2
Ground Reception	3,077	285.9	410	38.1
Basement	3,308	307.3	2,063	191.7
<b>TOTAL</b>	<b>28,225</b>	<b>2622.2</b>	<b>21,543</b>	<b>2001.5</b>



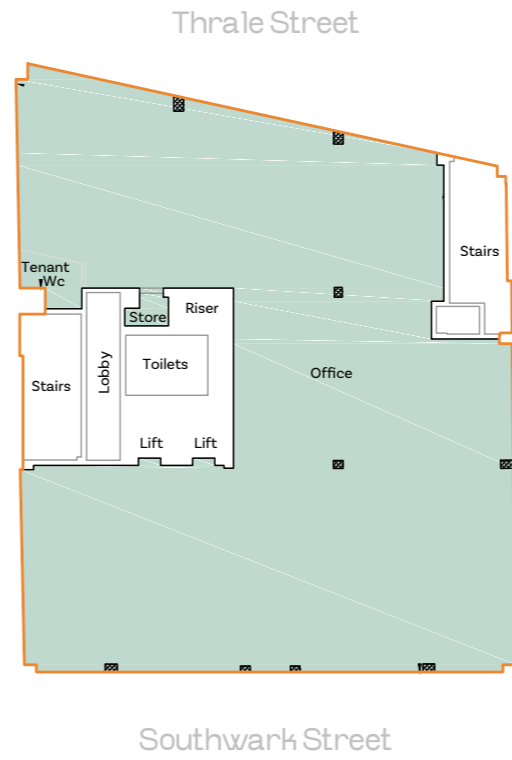


# Floorplans

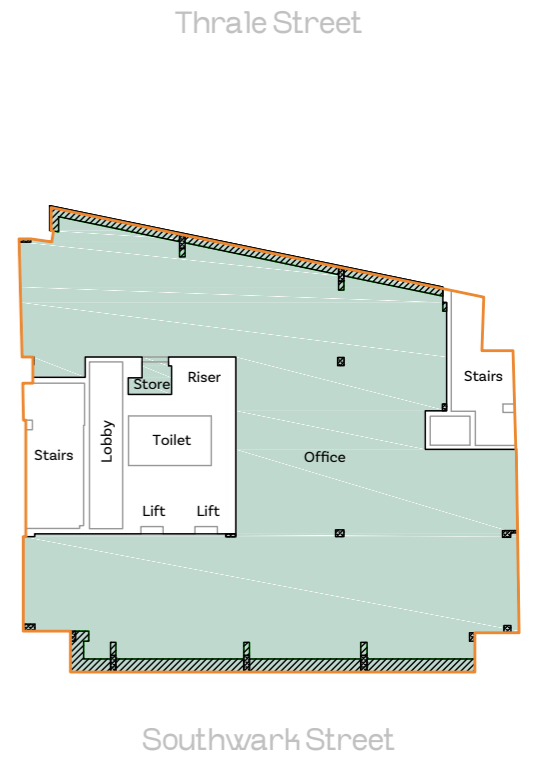
Ground floor



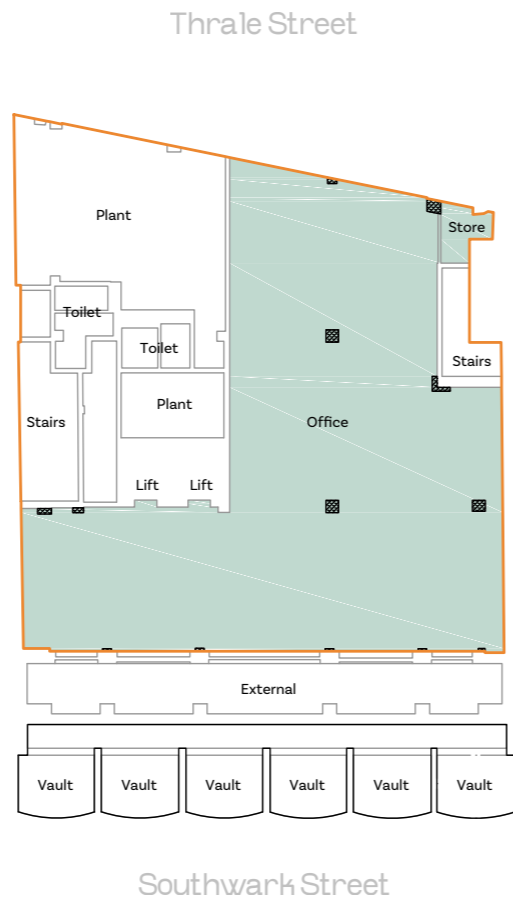
Second floor



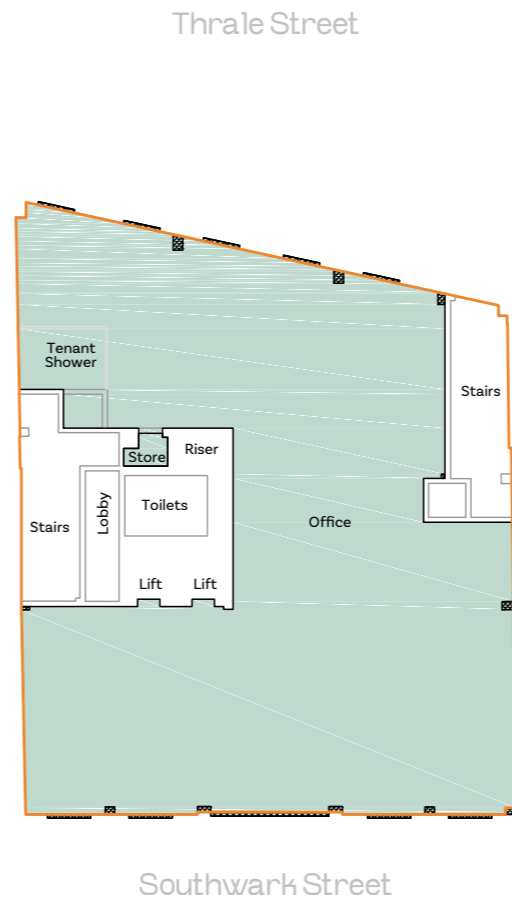
Sixth floor



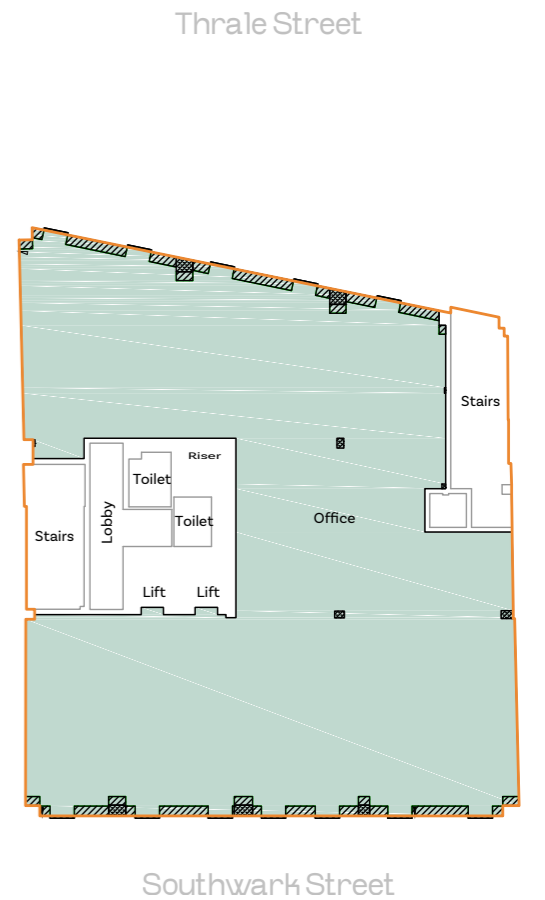
Basement



First floor



Fifth floor





# Tenancy

The property is multi let to four tenants, with a WAULTC of 0.93 years and WAULT of 1.68 years. The passing rent totals £479,125 p.a. reflecting a highly revisionary £41.95 psf.



Demise	Tenant	Area NIA (sq ft)	Lease Start	Lease End	Lease Break	Rent (p.a)	Rent (psf)	1954 Act	Comments
Sixth	Vacant	2,062	-	-	-	-	-	-	
Fifth	Vacant	2,919	-	-	-	-	-	-	
Fourth	Vacant	3,169	-	-	-	-	-	-	
Third	Centurion Selection Limited	3,144	01/11/2023	31/10/2028	31/10/2026	£132,600	£42.18	Outside	Additional 5 months rent free if break not exercised.
Second	Sapio Research Limited	3,156	01/06/2022	31/05/2027	-	£125,760	£39.85	Outside	Service charge cap £14.50 + RPI
First	Deerns UK Limited	3,057	06/07/2025	07/07/2026	-	£136,125	£44.53	Outside	Deerns have entered into a rolling monthly agreement, subject to one month's notice from either landlord or tenant. Service charge cap £13.25 + VAT + RPI
Ground	Vacant	1,563	-	-	-	-	-	-	
Ground	Reception	410	-	-	-	-	-	-	
Lower Ground	Field Gibson Media Limited	2,063	17/10/2021	16/10/2026	-	£84,640	£41.03	Outside	
<b>Total</b>		<b>21,543</b>				<b>£479,125</b>	<b>£41.95</b>		



Centurion Selection (13652999) is a specialist recruitment firm focusing on the construction and real estate sectors. They connect top-tier talent with leading employers across the UK and internationally, offering tailored recruitment solutions for roles ranging from project management to executive leadership.



Sapio Research (10378863) is a full-service market research agency based in London, specialising in Business-to-Business and technology sectors. They provide audience, brand and content research, delivering evidence-based insights to help businesses make informed decisions and craft narratives.



Deerns UK (07459589) is part of the global Deerns Group, offering engineering consultancy services for high-performance buildings. Their expertise spans mechanical and electrical design, building physics and sustainability, serving sectors like airports, healthcare and data centres.



Field Gibson Media (02516864) is a fast growing publisher and media solutions company delivering news, data and events in the insurance and environmental finance sectors. Their publications include InsuranceERM and Environmental Finance, providing industry insights and analysis to professionals worldwide.



# Asset Management Potential

Pentagon House offers multiple routes to unlock value in the short to medium term:

## Office refurbishment

5th and 6th floor refurbishment to capitalise on the rising rents in the Southbank market.



## CAT A+ Fit Out

Floor plates provide the opportunity to offer a CAT A+ solution to attract further tenants, drive rents and reduce void periods.



## Terrace

Potential to create a roof terrace with panoramic views north and south towards the City to further drive rents (subject to the necessary consents).



## Amenity

Opportunity to enhance communal tenant amenity and end-of-trip facilities.



## Sustainability

Undertake an M&E improvement program to drive the Property's sustainability and improve the EPC.

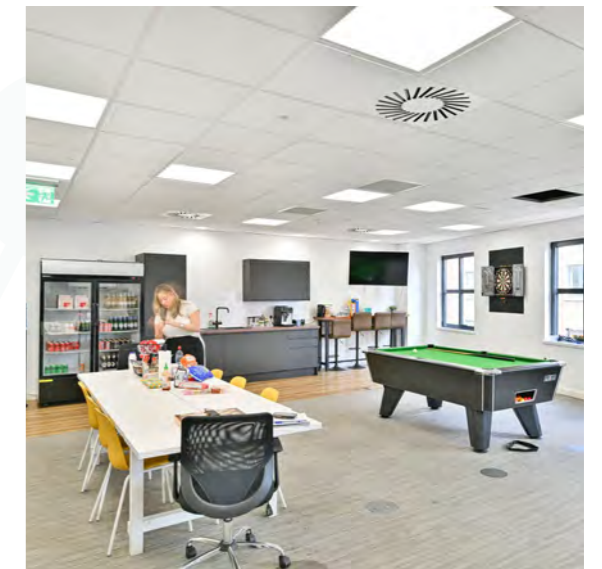
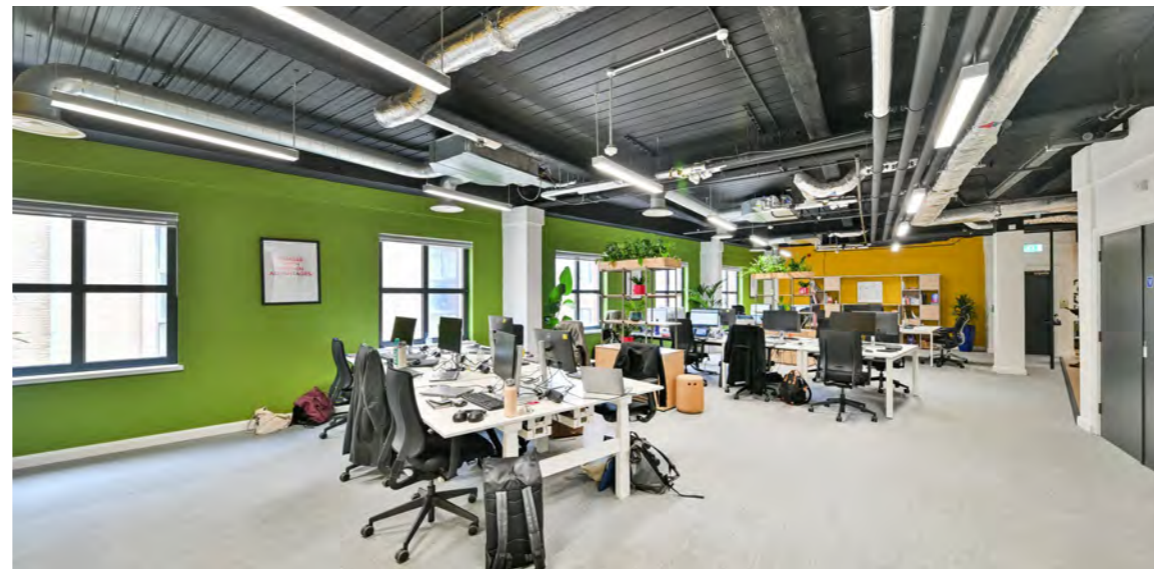


## Re-gear Existing Leases

Opportunity to re-gear current leases with occupiers who have been in the Property for multiple terms.



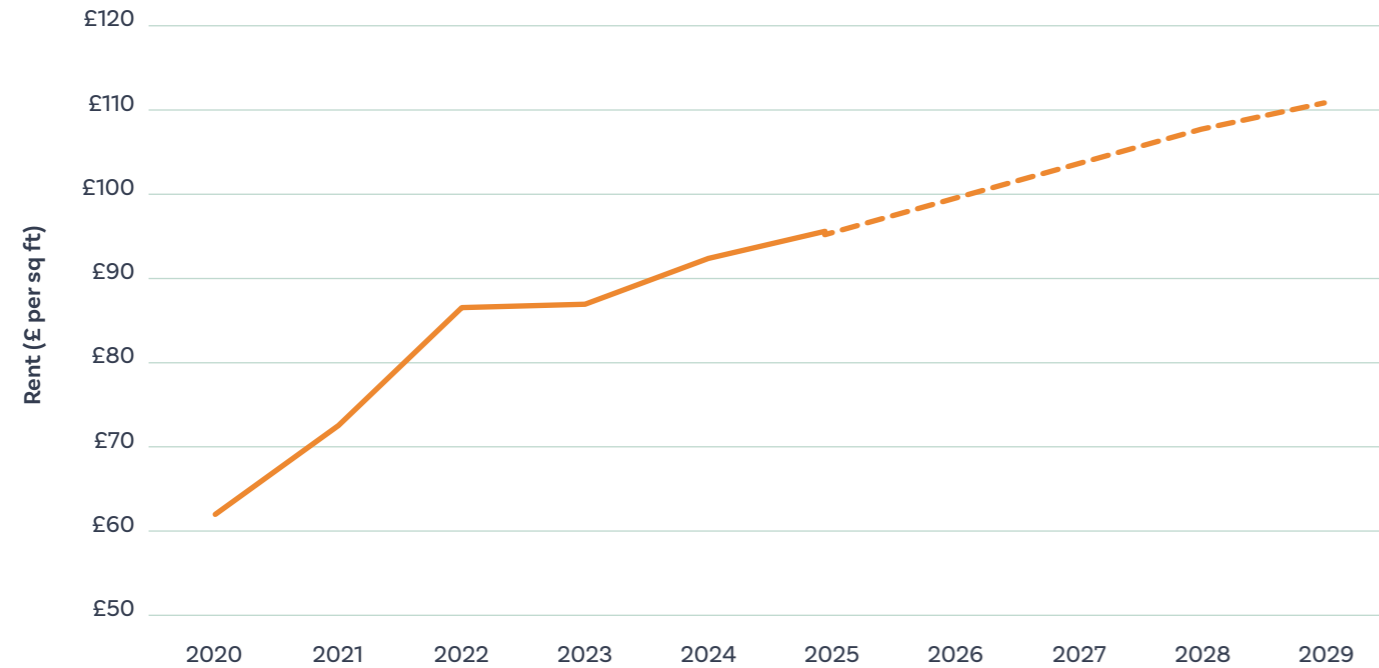
View from the roof of the Property





# Leasing Market

Prime Southbank rents forecast to reach £110.00 psf by 2029

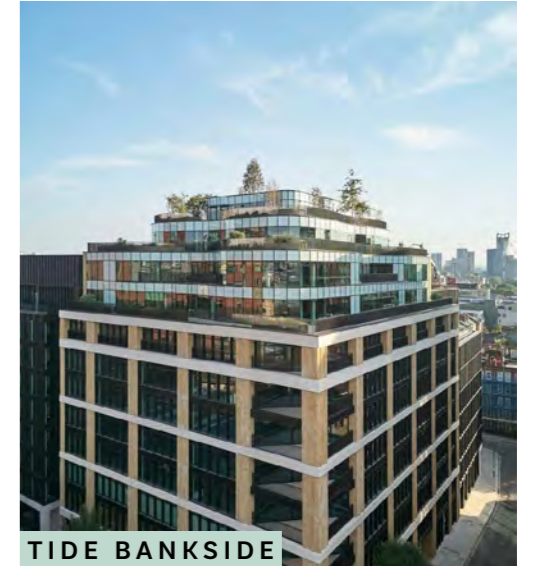


Source: Savills. 2025 data accurate to end of Q1

**30%**  
Take-up in the Southbank is 30% above the long-term average

**£100 psf+**  
Top leasing deals now hitting record-setting levels

**100bps**  
Quarter-on-quarter decline in vacancy rates



Address	Area (sq ft)	Tenant	Date	Rent (£/sqft)
Menier Building, 51-53 Southwark Street	1,772	Honest Burger	Jul-25	£75.00
6 Hays Lane	3,790	Swan Partners	Apr-25	£75.00
	3,872	Jaegermeister	Apr-24	£68.00
Tide Bankside, 135 Park Street	13,907	Flight Centre	Feb-25	£82.00
	1,793	OTB Engineering	Dec-24	£72.50
17-21 Risborough Street	2,317	We are Sunday Limited	Dec-24	£72.50
	2,322	Thirdfort	Nov-24	£72.50
Crane Building, 22 Lavington Street	5,423	Telstra UK Limited	Nov-24	£92.00
Great Suffolk Yard, 127-131 Great Suffolk Street	3,994	Walr Group	Nov-24	£72.50
9 Marshalsea Road	1,943	Ivy Rock Partners	Aug-24	£70.00
Union House, 182-194 Union Street	6,405	Tangle Teezer Limited	Jun-24	£74.50
	4,902	Confidential	May-24	£74.00



# Tenure

The property is held freehold under title LN68838

The site area extends to 0.094 acres (0.038) hectares.



Plan not to scale and for indicative purposes only.

# Further Information

## Planning

Pentagon House sits within the London Borough of Southwark. The property is not listed but lies within the Thrale Street conservation area.

## VAT

The property is elected for VAT. We anticipate that the transaction will be treated as a Transfer of Going Concern.

## EPC

The property has an EPC rating of E(112).

## Data Room

Access to the online data room is available upon request.



## PROPOSAL:

Offers are invited for the freehold interest in excess of **£11,000,000**, reflecting a capital value of **£511 per sq ft** on the NIA. Subject to contract and exclusive of VAT.





## CONTACT

For further information or to arrange  
a viewing, please contact:

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