

FREEHOLD FOR SALE WITH RIVER VIEWS!

Ocean House, 22 Cousin Lane, London, EC4R 3TE

FOR SALE
RIVERSIDE FREEHOLD INVESTMENT

Summary

Tenure	For Sale
Available Size	4,675 sq ft / 434.32 sq m
Price	£3,950,000
EPC Rating	Upon enquiry

Key Points

- River fronting property, comprising 4,675 Sq Ft (NIA)
- Located in the heart of the City, a few minutes' walk from Cannon Street station
- Efficient floor plates, with high levels of natural daylight
- Uninterrupted River views from all floors
- Opportunity for both owner occupiers and investors
- Comprehensively refurbished in 2023

Ocean House, 22 Cousin Lane, London, EC4R 3TE

Summary

Available Size	4,675 sq ft
Price	£3,950,000
VAT	Applicable
EPC Rating	Upon enquiry

Description

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.

Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price
Building	4,675	434.32	£3,950,000

Specification

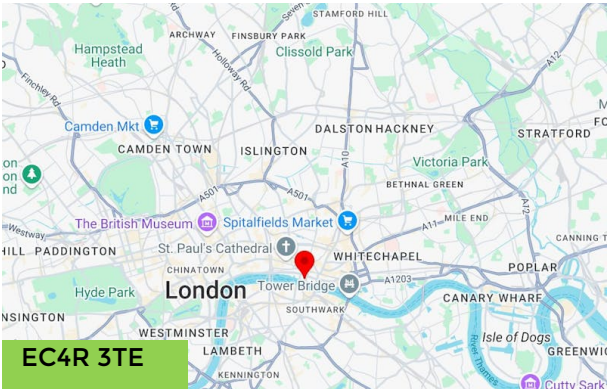
- VRF Air Conditioning
- High Speed Fibre Connectivity
- Contemporary Cat A Plus Floors
- Stunning River Views
- 6 Person Passenger Lift
- Tenant Reception & Lounge

Viewings

Viewings by appointment only, via sole agents, Kinney Green

Terms

Freehold for Sale



Viewing & Further Information

Richard Chapman
020 7643 1500 | 07867 982546
r.chapman@kinneygreen.com

Jo Gospage
0207 643 1506 | 07887 571453
J.gospage@kinneygreen.com

Charles Fogg
0207 643 1532 | 07841782124
c.fogg@kinneygreen.com

Misrepresentation Act: Kinney Green LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green LLP has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.