

Office For Sale

£1,350,000

2,990 sq ft

Unit B Vancouver House, Needleman Street, London, SE16 7BW

For Sale: High-quality ground floor commercial premises close to Canada Water Station, providing strong frontage and flexible Class E use.

- Attractive Capital Value at just £450/sq ft.
- Located in the heart of the Canada Water & British Land's Masterplan.
- ERV of £90,000 pa.
- Presenting a gross yield of 6.6%.
- Well maintained and in excellent condition throughout.
- Appealing to both investors and owner-occupiers.



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Summary

- Price: £1,350,000

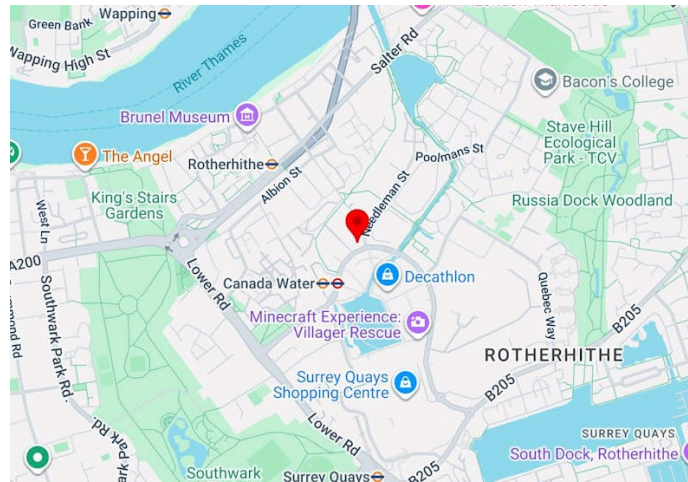
Further information

- [View Microsite](#)

Contact & Viewings

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Description

Unit B is arranged across the ground floor of a striking modern mixed-use development and benefits from extensive glazed frontage onto Needleman Street, creating strong visibility and natural light throughout the space.

The accommodation is predominantly open-plan, offering excellent flexibility for a wide variety of occupiers under Class E use. It is ideally suited to office, retail, showroom, fitness, health, or studio operations, and can be easily configured to meet specific requirements.

The unit has been fitted to a high standard with contemporary finishes, dual air-conditioning, recessed lighting, and sound insulation. Multiple access points provide convenience for staff and visitors, while the generous frontage enhances both branding opportunities and customer access.

Overall, the space provides a modern, adaptable environment that is well positioned to serve the needs of both local businesses and national operators seeking a base within one of London's fastest-growing regeneration areas.

Location

Located in the heart of Canada Water, less than 50m from the station (Jubilee line and Overground) plus bus station.

This locality is subject to massive regeneration spearheaded by British Land's Masterplan which will provide two million sq ft of workspace, one million sq ft of education and leisure facilities together with circa 3,000 new homes. In addition, there are numerous other close by completed or upcoming developments including those by Seller, London Square and Barrett. These have transformed this area into one of London's most sought after business, leisure and residential destinations.

Leasing: Consideration would be given to a commercial let of the premises, details on application.

Use Class: Commercial space - Class E.

EPC: Commissioned and available upon request.

VAT: The property is not elected for VAT.

Rates Payable: 2025/2026: £7,185 per annum (after retail discount).

Rateable Value: The current rateable value is £24,000. We advise to check with the Local Authority: The London Borough of Southwark.

AML: The purchaser will be required to provide the necessary information to satisfy AML requirements.

Services: Water, electricity, gas and drainage are provided but it is the responsibility of the purchaser to check these services.

Viewings: Strictly by appointment only via the Sole Agents, Meridian Commercial Property Partners LTD.