



20 Cousin Lane, London, EC4R 3TE

Prime redevelopment/ refurbishment opportunity
FREEHOLD FOR SALE

Of Interest to Property Companies, Owner Occupiers, HNW Private
Individuals

Summary

Tenure	For Sale
Available Size	3,315 sq ft / 307.97 sq m
Price	Price on application
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

- Prime Refurbishment Opportunity
- Vacant Possession
- Regular column free floors
- Planning obtained in 2020 for additional 2 floors
- 3 Minute walk from Cannon Street Station
- Stripped out ready for refurbishment
- Roof terrace with River views
- Comprises 4,746sqft GIA

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Estate Charge	N/A
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Description

20 Cousin Lane comprises a self-contained office building arranged over ground and three upper floors. It has recently been stripped out and is ready to be fully refurbished. The previous specification included air conditioning, exposed services, high ceilings and a passenger lift. The 3rd floor benefits from a private terrace with River views and the current owner secured planning consent in 2020 for an additional 2 floors. It would make an ideal refurbishment and investment project for a 'value add' property company, HNW individual or an owner occupier.

Location

The property is located within a few minutes walk of Cannon Street mainline and underground stations, together with Mansion House and Bank. The immediate area offers a wide selection of amenities including pubs, restaurants, gyms and retail shops available in the near-by Bow Lane.

Accommodation

The accommodation comprises the following areas:

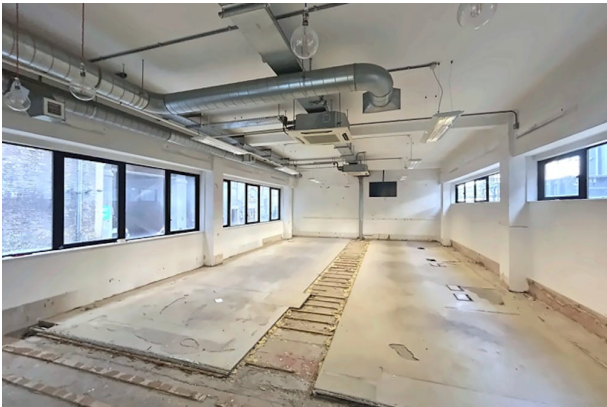
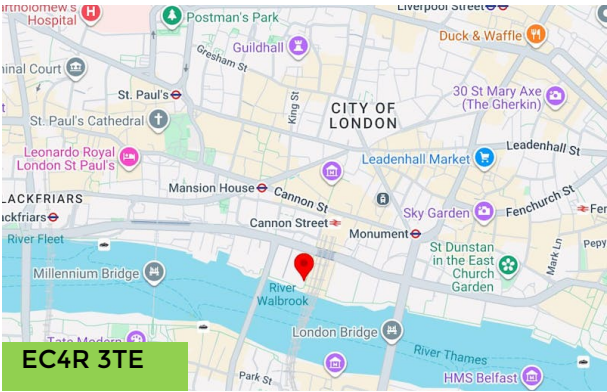
Name	Size	sq ft
Ground	940 sq ft	940
1st	868 sq ft	868
2nd	872 sq ft	872
3rd	636 sq ft	636
Total		3,316

Viewings

By appointment only, via sole agents Kinney Green.

Terms

Unconditional Offers are invited for the Freehold interest.



Viewing & Further Information

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