

USP.

Wickfield House
18-22 Disney Place
London SE1 1HJ

OFFICE FOR SALE

4,812 SQ FT

usp.london

020 3757 7777





Description

Self-contained office building over ground & three upper floors with planning permission to increase NIA by 646 sq ft

A hidden gem in the side street of Disney Place. Wickfield House is located in the heart of Borough, a two-minute walk from Borough Station. A self-contained, freehold office building comprising 4,812 sq ft across the ground and three upper floors.

The property is offered with full vacant possession.

White Red Architects have designed a full office refurbishment scheme that has planning consent.

Planning permission was granted 31/01/2023 under LBS registration Number: 22/AP/3348. Amendment to planning granted on 16/02/2023 under LBS Registration Number: 23/AP/0292

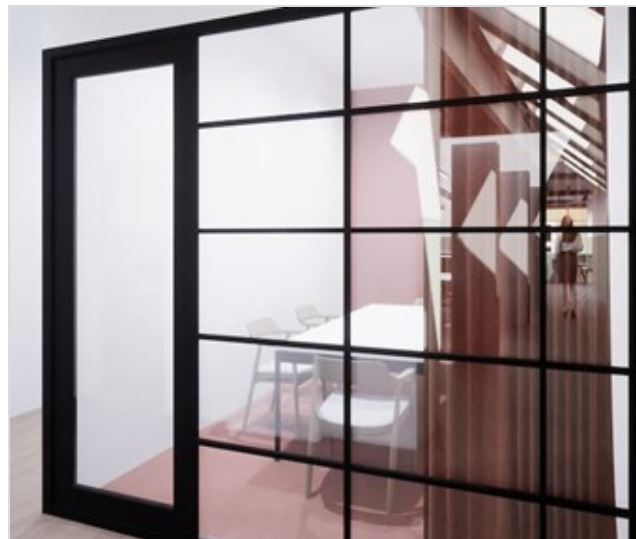
The consented scheme includes:

Increasing the Net Internal Area by 646 sq ft to create a high end office building.

Impressive glazed extensions on 1st and 3rd floors to create fabulous views over London and an attractive terrace area on the 2nd floor.

Floor to ceiling sliding doors on 1st and 3rd floor extensions. Consolidation of new plant area onto the roof.

The property could be very suitable for other uses alternative to offices, subject to necessary planning.



Wickfield House, 18-22 Disney Place, London, SE1 1HJ



Wickfield House, 18-22 Disney
Place, London, SE1 1HJ

Accommodation

Floor	Availability	Area (sq ft)
3rd Floor	Available	732
2nd Floor	Available	1,206
1st Floor	Available	1,173
Ground Floor	Available	1,701
TOTAL		4,812

Amenities

Self-contained building

DDA compliant

1 x 6 Person lift

Fan coil air-conditioning

W.C. facilities

Kitchenette

1st Floor terrace





Location

Wickfield House is situated on Disney Place, an attractive cul-de-sac in the vibrant area of Borough, SE1; an area renowned for its culture and amenity provision with an abundance of cafes, restaurants and bars, as well as popular food markets. The iconic Borough Market is approximately 5 minutes' walk from the property.

Wickfield House is exceptionally well-connected being located adjacent to Borough Underground Station (Northern Line), and within walking distance of both London Bridge (8-minutes) and Southwark stations (12 minutes).

Wickfield House, 18-22 Disney
Place, London, SE1 1HJ

Further Information

Freehold.

Price

Seeking offers in excess of
£3,000,000.

Service Charge

Not applicable

Rates

Approx £15.35 per sq ft
payable for year to April '23

Simon Smith

USP London

077368 80316

simon@usp.london

Rupert Cowling

USP London

07736 880317

rupert@usp.london

Max Humphreys

USP London

07718 484284

max@usp.london

Shaun Simons

Compton

07788 423 131

ss@compton.london

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 17/03/2023