

USP.

23 Magdalen Street,
London, SE1 2EN

OFFICE FOR SALE

8,601 SQ FT

usp.london

020 3757 7777



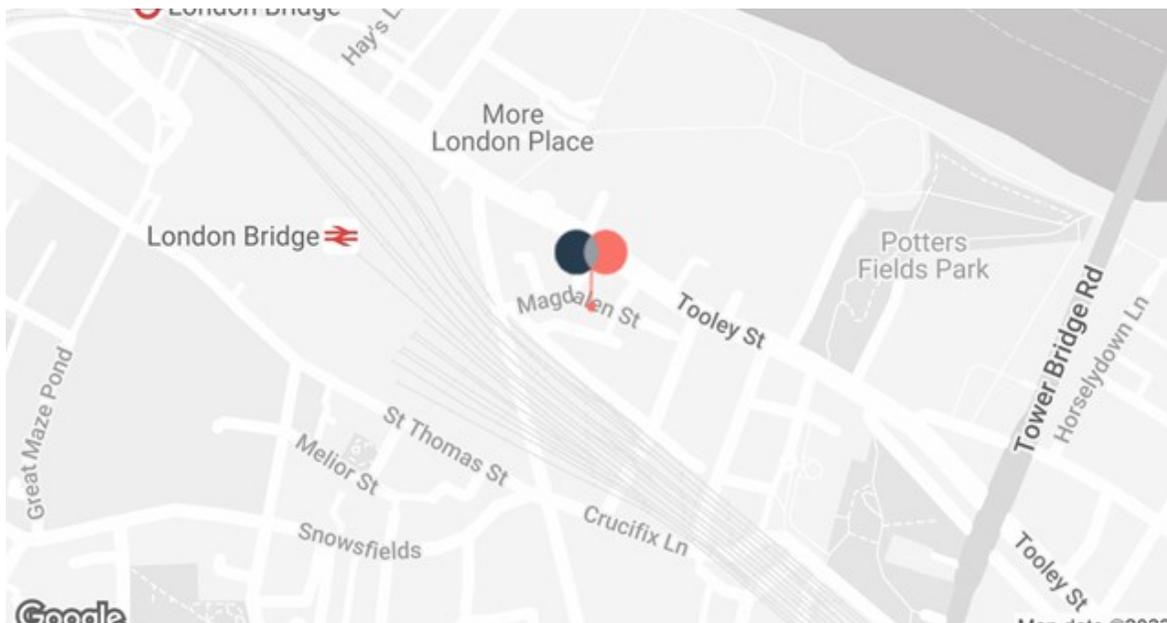
Accommodation

Floor	Availability	Area (sq ft)
Ground	Available	1,695
Lower Ground	Available	5,903
Basement	Available	1,003
TOTAL		8,601

Amenities

Fully Self-contained (2 main entrances)	DDA compliant (ground and lower ground floors)
Lift (between Ground and Lower Ground)	Suspended ceilings with inset lighting
Raised floors	2 kitchens
Air-cooling	





Description

ADJACENT TO LONDON BRIDGE STATION

The property benefits from outstanding transport connections provided by London Bridge station that is located less than 200 metres away. London Bridge Station provides direct access to all central London locations and beyond via Jubilee and Northern Underground lines as well as Thameslink and mainline services. There are numerous shops, cafes, bars and restaurants in the area, notably at More London and Bermondsey Street, both within a 1 minute walk.

The property comprises fully self-contained accommodation and is understood to have been built in 2007. It is arranged as ground floor and lower ground floor, both of which benefit from natural light, along with basement.

The premises have been used as training and consulting rooms and as such have been partitioned to form numerous small rooms. These partitions are fully demountable and the accommodation could be opened up to provide a more open plan layout.

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Further Information

For sale on 199 year lease from 2007, held at a current ground rent of £1,000 per annum.

Price

Offers in excess of
£2,350,000

Service Charge

c. £1.54 psf

Rates

c. £11.68 psf

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