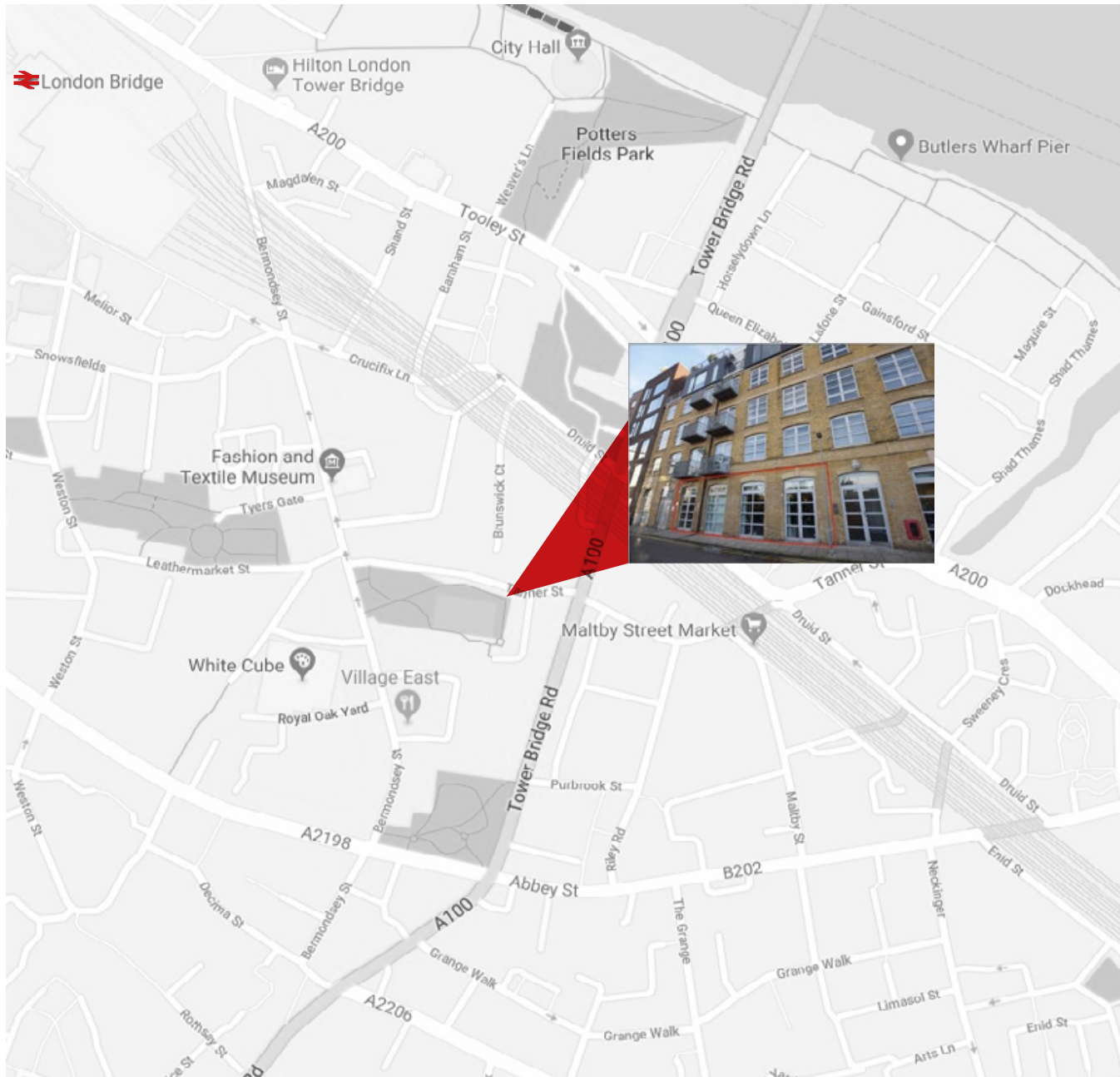




3 Archie Street, London SE1 3JT
B1 office available for sale or to let

[View more information...](#)





- Self-contained office for sale or to let in SE1
- c. 1,783 sqft ground floor office with c. 450 sqft lower ground floor storage.
- Located just off Tanner Street Park, in between Bermondsey Street & Tower Bridge Road.
- OIRO-£90,000pa to let or OIEO- £1,500,000 for sale.

DESCRIPTION

An opportunity to either let or purchase a modern, self-contained office unit overlooking Tanner Street Park. The subject property comprises 1,783 sqft of ground floor office accommodation and a further 450 sqft of storage accommodation and benefits from a largely open-plan layout, modern specification throughout as well as, kitchen and shower/toilet facilities.

LOCATION

The property is located on Archie Street between Tower Bridge Road and Bermondsey Street, directly across from Tanner Street Park. The area within the immediate vicinity is renowned for its eclectic mix of independently owned cafes, bars, restaurants, boutiques and art galleries making it a highly desirable area for office occupiers to operate from. In terms of transport, the newly redeveloped London Bridge Main Line and Underground Station is located 0.3 miles from the property (St Thomas Street entrance) offering commuters with direct access to the Jubilee & Northern lines as well as Southern, Southeastern and Thameslink train services.



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*Tanner Street Park view of The Shard & Bermondsey Street*

TERMS

To Let - guide price of £90,000 pax (equating to c. £40.30 per sqft) for a new Fully Repairing Insuring Lease on terms to be agreed.

For Sale - guide of offers in excess of £1,500,000 for the virtual freehold interest (c. 984 years remaining).

VAT

We understand that VAT is not applicable in this transaction.

BUSINESS RATES

According to the summary valuation effective from 1st April 2017, the rateable value for the property is £48,250. We understand rates payable therefore are approximately £22,000pa for the period 2017/2018.

SERVICE CHARGE

The annual service charge for the property is currently £3,741.32 per annum.

EPC

The property sits within band C. An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.

SUMMARY

Given the huge demand for office accommodation within SE1 and particularly the micro-area surrounding Bermondsey Street the unit is likely to prove of interest to not only an array of office occupiers attracted by the area, but also commercial investors looking for a property which will guarantee a good/safe return.



For more information contact:
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Steven Flannighan
020 7089 6555



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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied

Meet the rest of the team...



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