

17-21
Risborough Street

Southwark SE1 OHG

**FREEHOLD OFFICE BUILDING WITH
DEVELOPMENT POTENTIAL FOR SALE**





EXECUTIVE SUMMARY

- Warehouse style **freehold office building (B1) for sale**; measuring **7,356sqft / 683sqm (NIA)**
- Located along **Risborough Street** within **Zone 1** within the London Borough of **Southwark**
- Within **0.7 miles of both Waterloo and London Bridge stations** (National Rail services) and just **0.3 miles from Southwark underground** (Jubilee Line)
- Existing building is laid out over **4 floors (ground-third)** with an external roof terrace and **potential to construct additional storeys or pursue a 7-storey new build development** (subject to the necessary consents)
- The building has some leases in place, with some vacant space available with a **total rent roll currently at £185,000pax**
- Opportunity **will appeal to investors, real estate funds, owner occupiers and developers** with **potential to add value** through adding floor space, refurbishment and leasing
- We are inviting **unconditional offers for the vacant freehold interest** with price on application

SITE OVERVIEW

TENURE

The property is held **freehold** under the **title number SGL125147**.

OVERVIEW

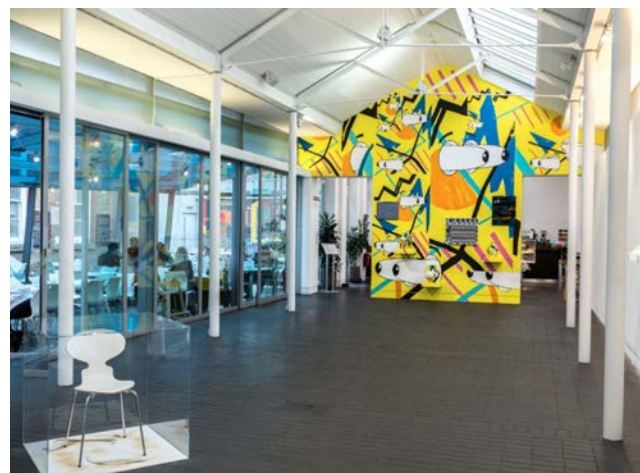
The subject property comprises **7,356sqft of B1 office accommodation**. The building occupies the entire site area which extends **0.07 acres (3,049sqft)** with the accommodation split over **4 floors (ground-third)**. The location is within Southwark's Central Activity Zone (CAZ) and is within **Zone 1**.



LOCATION

The property is located along the quiet **Risborough Street, just off Union Street**. The location is ideal given it is just a short walk to **Southwark underground station** (Jubilee) and only 0.7 miles from **Waterloo station** providing access to National Rail services as well as the underground (Jubilee & Northern).

Southwark has become one of London's most popular places to work. The area is bustling with **great coffee shops, restaurants and fitness offerings** for occupiers to enjoy. Amenities close by include Union Street Café, Flat Iron Square and Cross Fit gym.

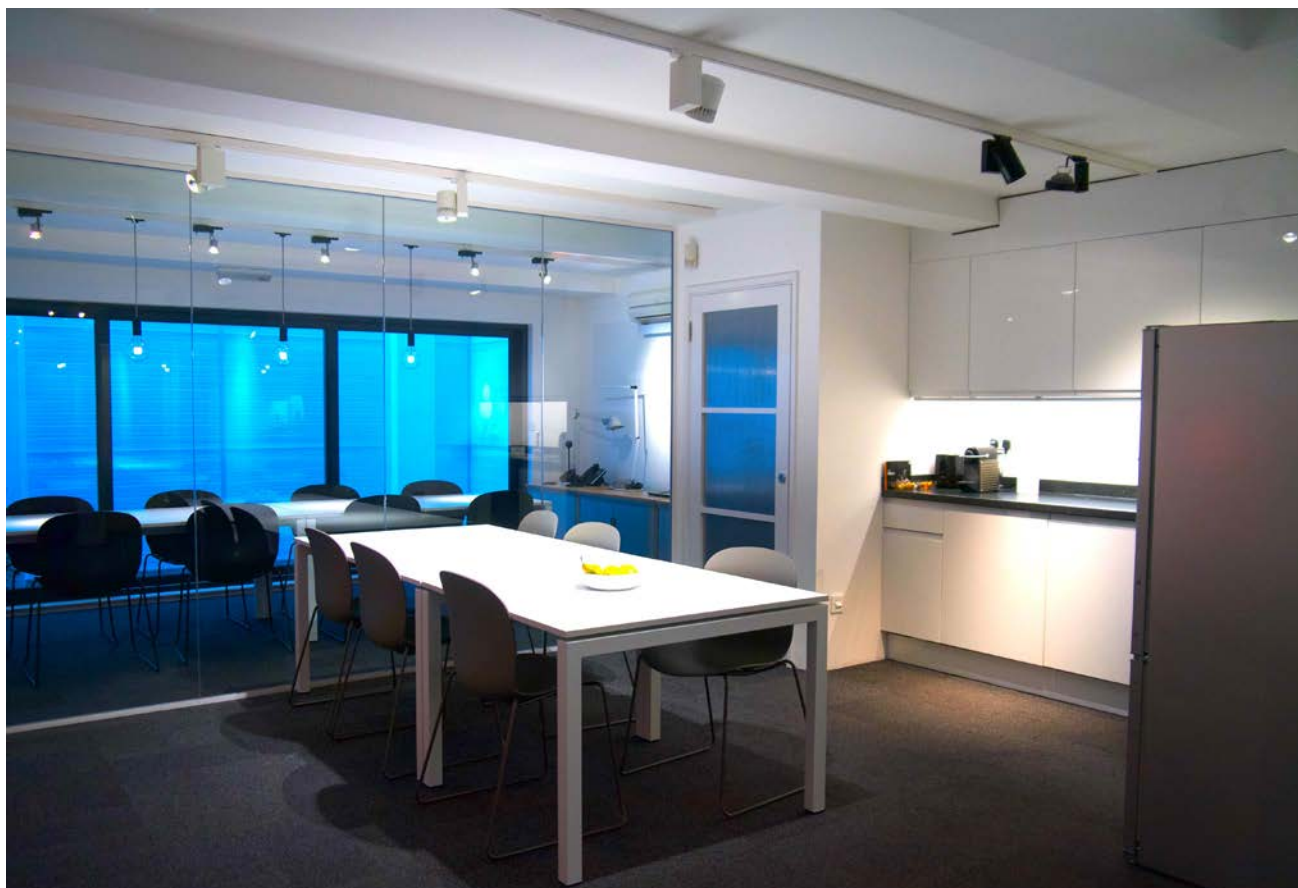


THE BUILDING

The subject property comprises an attractive **freehold warehouse-style office building**. The accommodation extends **7,356sqft (683sqm)** of NIA. This space is laid out across three adjoining buildings (**no.17-21**), with each building split over **4-floors** (ground-third). Each building at third floor level benefits from a roof terrace.

The property benefits from being in **excellent internal condition** with partitioned meeting rooms, **air conditioning** and **roller shutters installed** for each entrance.

A breakdown of the internal areas for the property are shown below.



FLOOR	AREA sqm	AREA sqft
17 RISBOROUGH STREET		
MEZZANINE	48.9	527
SECOND	62.1	668
FIRST	61.2	659
GROUND	57.8	622
TOTAL	230.0	2476

FLOOR	AREA sqm	AREA sqft
19 RISBOROUGH STREET		
MEZZANINE	47.9	516
SECOND	60.4	650
FIRST	59.9	645
GROUND	55.7	600
TOTAL	223.9	2411

FLOOR	AREA sqm	AREA sqft
21 RISBOROUGH STREET		
MEZZANINE	23.0	247
SECOND	74.7	804
FIRST	67.1	722
GROUND	64.7	696
TOTAL	229.5	2469

TOTAL OFFICE AREA

683.4

7356

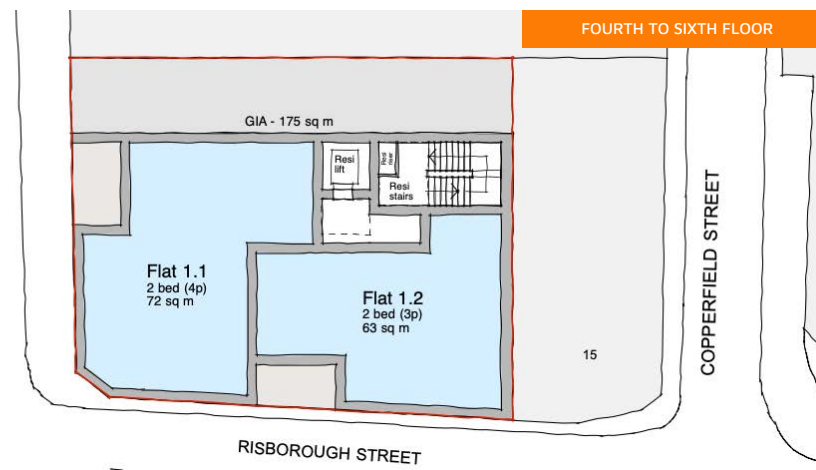
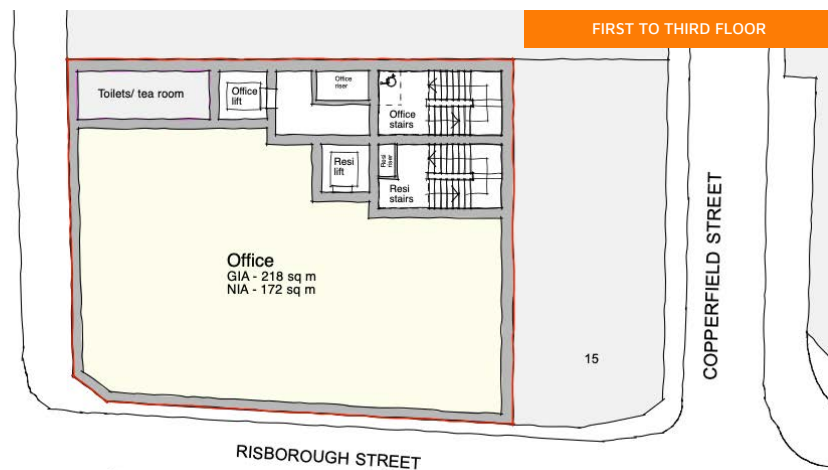
DEVELOPMENT POTENTIAL

Fuse Architects have carried out a preliminary feasibility study. This exercise demonstrated that the site possesses a number of ways in which a purchaser can potentially add further value.

A more straightforward option may simply be to **add 2-3 storeys on top of the existing building**. Alternatively, Fuse have considered a **new build scheme proposing 7-storeys**. This scheme would **replicate the existing office (B1) accommodation** c.7,500sqft, with approx. **6 luxury residential apartments above**.

Please note work undertaken is all indicative and subject to necessary planning consents. We are happy to introduce you to Fuse Architects but encourage interested parties to seek their own independent advice on planning potential.

LOMAN STREET

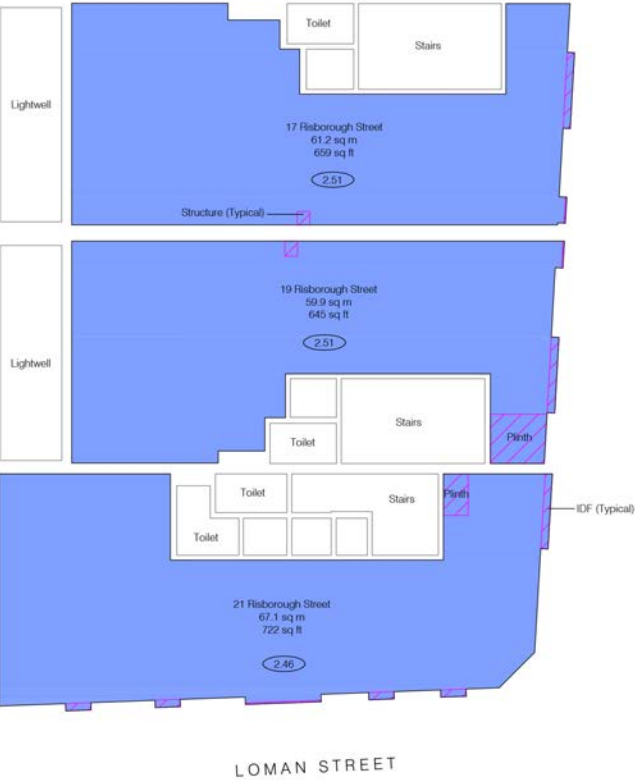


FLOOR PLANS

GROUND FLOOR PLAN
1,918 SQFT / 178.2 SQM



FIRST FLOOR PLAN
2,026 SQFT / 188 SQM

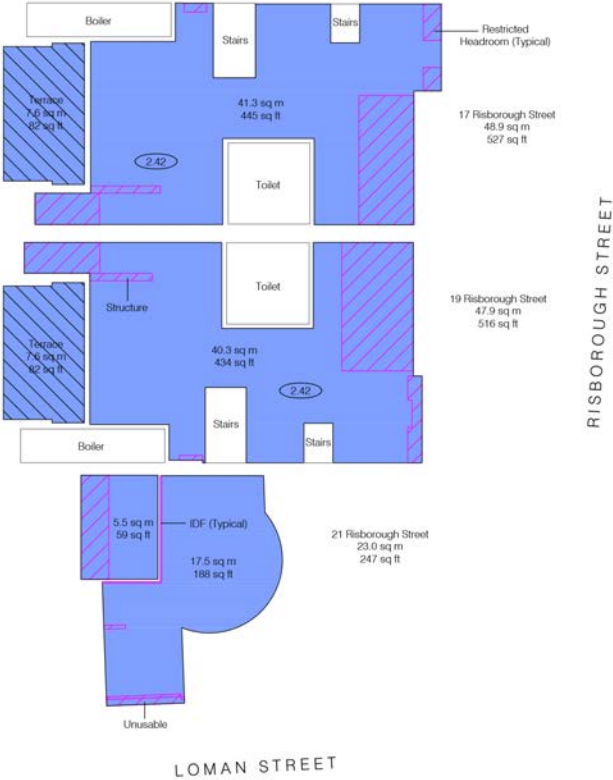


FLOOR PLANS

SECOND FLOOR PLAN
2,122 SQFT / 197.2 SQM



THIRD FLOOR (MEZZANINE) PLAN
1,290 SQFT / 119.8 SQM



FURTHER INFORMATION

TENURE

The property is held **freehold** under the title number **SGL125147**.

PROPOSAL

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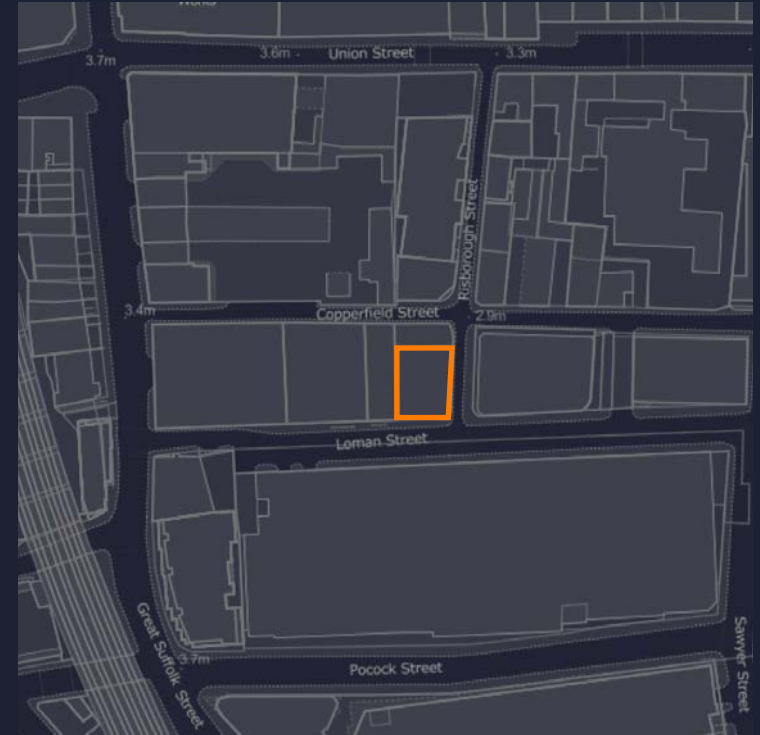
We understand that the property has **not been** elected for VAT.

FURTHER INFORMATION / VIEWINGS

Please contact **Henshall & Partners** who are appointed as **sole selling agents** for any further information. Additionally, if you would like to arrange an internal inspection of the site.

✉ info@henshallandpartners.co.uk

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