



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



30-32 Tabard Street
Borough, London SE1 4JU

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



Summary

- » **5-storey freehold office building for sale** (Class-E), extending **4,121sqft (GIA)**
- » Located along **Tabard Street**, just off **Borough High Street (Zone-1)**
- » 0.2 miles from **Borough underground station** (Northern) and 0.7 miles from **London Bridge station** (National Rail, Jubilee & Northern)
- » The building is subject to **one existing lease producing £50,000pax**, with the **remainder being sold with vacant possession**
- » Opportunity likely to 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 in excess of £2,500,000** for the **freehold interest (£607psf on the GIA)**



Description

Rare opportunity to purchase quality **freehold office building in Zone-1**. The property is laid out over **5-storeys** (basement-third), with accommodation extending **4,121sqft GIA** and **3,350sqft (NIA)**.

The ground floor space was recently refurbished during 2020 and is **let on a 5-year lease** to V10 Homes, paying **£50,000pax (£47.75psf)** plus a service charge of **£10,000pax**. The lease has a mutual break provision in January 2023. The **remainder of the building is being sold with vacant possession**.

Location

The property is ideally positioned on **Tabard Street** just off **Long Lane (A2198)**. This purpose built office building is located just **0.2 miles to Borough underground station (Northern Line)** and **0.7 miles to London Bridge station** providing **National Rail services** along with both **Jubilee** and **Northern** underground links.

The area is packed with quality amenities including **Borough Market** and **Mercato Metropolitano** a short walk away for fantastic food and drink. There are also multiple fitness offerings including **Pure Gym** and **3Tribes Yoga** both close by.

PROPERTY ADDRESS
30-32 Tabard Street
Borough, London SE1 4JU



Potential

We believe the building offers a **wide range of opportunity for purchasers**. These could include **investors, real estate funds, owner occupiers and developers**.

There is potential to **add value** through **adding floorspace with the ability to extend to the rear and on the roof (subject to necessary consents)**.

Alternatively, one might wish to just refurbish the existing and arrange new leases or occupy for their own purposes.

Further Information

A copy of the **existing tenancy, floor plans** and **area breakdown** are available upon request

VAT

We understand that the building **has not been elected for VAT** and therefore won't be chargeable on the sale price.

Terms

We are inviting unconditional **offers in excess of £2,500,000** for the **freehold interest (£607psf on the GIA)**, with the benefit of one existing lease paying **£50,000pax**.



CONTACT US

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