

USP.

23 Magdalen Street
London SE1 2EN

SELF-CONTAINED GROUND & LOWER GROUND FLOOR PREMISES FOR SALE / TO LET

7,598 SQ FT

usp.london
020 3757 7777







23 Magdalen Street, London, SE1
2EN

Description

Excellent Value Space - just a 2-minute walk from London Bridge Station.

The building has recently been refurbished throughout, offering high quality, fully fitted office space ready for immediate occupation.

The ground, lower ground levels provide approximately 7,500 sq ft of office accommodation. There is an additional 1,000 sq ft of basement storage.

23 Magdalen Street currently provides newly refurbished office accommodation. The premises could also be suitable for alternative uses.

There are two impressive boardrooms on the ground floor, with the lower ground floor offering large open plan workspace, as well as private offices and a generous kitchen breakout area.

Suitable for other Class E uses including, therapy, medical, training, health & fitness (subject to necessary permissions).

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Accommodation

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

Amenities

Newly refurbished	New WCS & shower
Self contained with two entrances	Passenger lift
EPC A rating	New LED lighting
New air conditioning	DDA compliant







Location

An abundance of amenities within the immediate vicinity.

23 Magdalen Street is adjacent to London Bridge Station, nestled between Bermondsey Street and More London.

The building is located just off the stylish Bermondsey Street, and nearby More London, Hay's Galleria and the eclectic Borough Market.

Travel connections are excellent with London Bridge approximately two minutes walk away – providing Northern Line and National Rail services.

Further Information

For sale / to let

Rent/Price

£250,000 per annum exclusive / Guide price £3,500,000

Service Charge

£1.90 per sq ft per annum approx

Rates

TBC

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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