

USP.

1-3 Cosser Street
London SE1 7BU

Office For Sale
Ideal For Owner Occupier
**Available Freehold or Long-
Leasehold**

2,885 SQ FT





1-3 Cosser Street, London, SE1 7BU



Description

This property comprises a refurbishment of an original industrial building and a new build extension to the side and above, providing a ground floor office of 2,885 sq ft Net Internal Area and 10 flats on the upper parts.

The available office for sale comprises the entire ground floor of the property and is fully self-contained with two entrances off Cosser Street. The specification includes air-conditioning, suspended lighting, kitchen, 3 WCs and a shower. It also benefits from 3 glazed meeting rooms. These are demountable and therefore could be removed.

The office is currently let to a firm of architects. This lease expires January 2027 and they will be vacating. There is potential for them to surrender their lease and vacate earlier. The current rent is £88,000 per annum exclusive. A purchaser could either buy now and benefit from this rent until January 2027 or delay completion until vacant possession at that time.

The office is offered either freehold (with benefit of ground rent income from flats) or on a new 999 year leasehold basis.



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Accommodation

Floor	Availability	Area (sq ft)	Price
Self-contained Ground Floor	Available	2,885	£1,395,000

Amenities

Self-contained office	Air-conditioning + heating
3 WCs and 1 shower	Suspended lighting
Kitchen	Meeting rooms in situ (can be removed)
Roller shutter	Storage





Location

The property is conveniently situated and benefits from excellent transport connections and amenity, including close proximity to the Houses of Parliament and the Old Vic theatre.

Waterloo station (Mainline, Jubilee line, Northern line, Bakerloo line and Waterloo & City line) is within 10 minutes' walk. Lambeth North Underground station (Bakerloo line) is approximately 4 minutes' walk away and provides direct access to the West End.

There is an excellent range of cafes and pubs in the immediate locality, including a GAIL's Bakery within a 1 minute walk. There is also the Lower Marsh food market nearby.

There are open spaces very nearby including the extensive park and public gardens surrounding the Imperial War Museum and at Archbishop's Park.

Further Information

Price

£1,395,000 +VAT for freehold interest or new 999 year long-leasehold interest.

Service Charge

Approximatley £1 per sq ft per year

Rates

Rates payable £57,120 for year ending April 2027. Equating to £19.80 per sq ft)

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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

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 11/06/2026