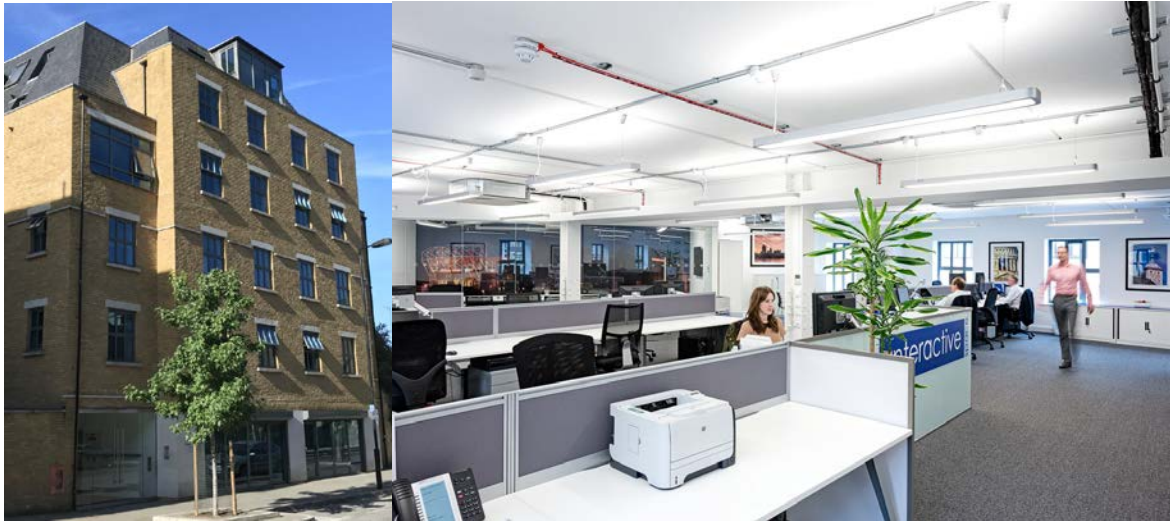


## TRIDENT HOUSE 46-48 WEBBER STREET SE1 8QW

Waterloo & Southwark stations five minutes



**Entire First (photos above) and / or Second Floor Offices**

**TO LET – Fully fitted plug & play - 2,158 / 4,316 sq ft (200 / 400 sq m) or  
FOR SALE - each / both floors long leasehold 991 years at £125 per annum**

## LOCATION

This 2012 development is situated just west of the junction with Blackfriars Road. Waterloo, Waterloo East and Southwark Stations are within a 5 minute walk providing Mainline, Bakerloo, Northern and Jubilee underground services. Close to The Cut, a parade of boutique shops and eateries, as well as being moments away from the Old & New Vic Theatres along with all the other Southbank amenities and hotels.

## DESCRIPTION

Trident House is a stylish mixed-use development comprising four floors of offices and nine flats with a main frontage and entrance on Webber Street and an attractive rear open-courtyard environment.

## ACCOMMODATION

The entire first and/or second floors of 2,158 sq ft (200 sq m) per floor net internal sq ft in open plan with a meeting room. Total 4,316 sq ft (400 sq m).

Amenities include:

- 4 pipe VRA ceiling mounted heating / cooling units
- LG7 compliant suspended lighting
- Carpeting
- Perimeter & column trunking
- Two toilets per floor - one DDA compliant and the other with a shower (first floor)
- Fitted galley kitchen per floor
- Lift
- Office furniture & fittings by negotiation
- 100mbps but fibre also available

## RENT

£49.50 per sq ft per annum exclusive

## Or PRICE

£1.75 million per floor

## SERVICE CHARGE

Estimated at £3-4 per sq ft

## BUSINESS RATES

£34,510 per floor for the current year (£16 per sq ft) plus a Crossrail levy of £1,400 and a BID area charge of £936

## LEASE or PLUG & PLAY inclusive LICENCE TERM

Short inclusive or longer term direct from the landlord

## POSSESSION

Now

## LEGAL COSTS

Each party to be responsible for their own legal costs

## ENERGY PERFORMANCE RATING

Band C with the certificates available on request

## VIEWINGS

Strictly by appointment through sole agents GM-G | Grant Monger-Godfrey

## CONTACTS

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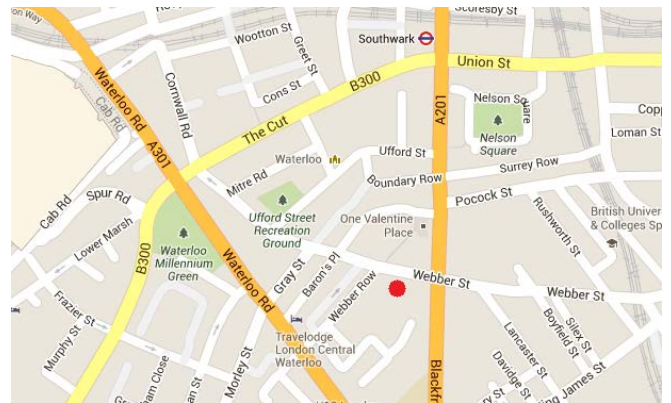
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Luke Austerberry 020 3757 8578

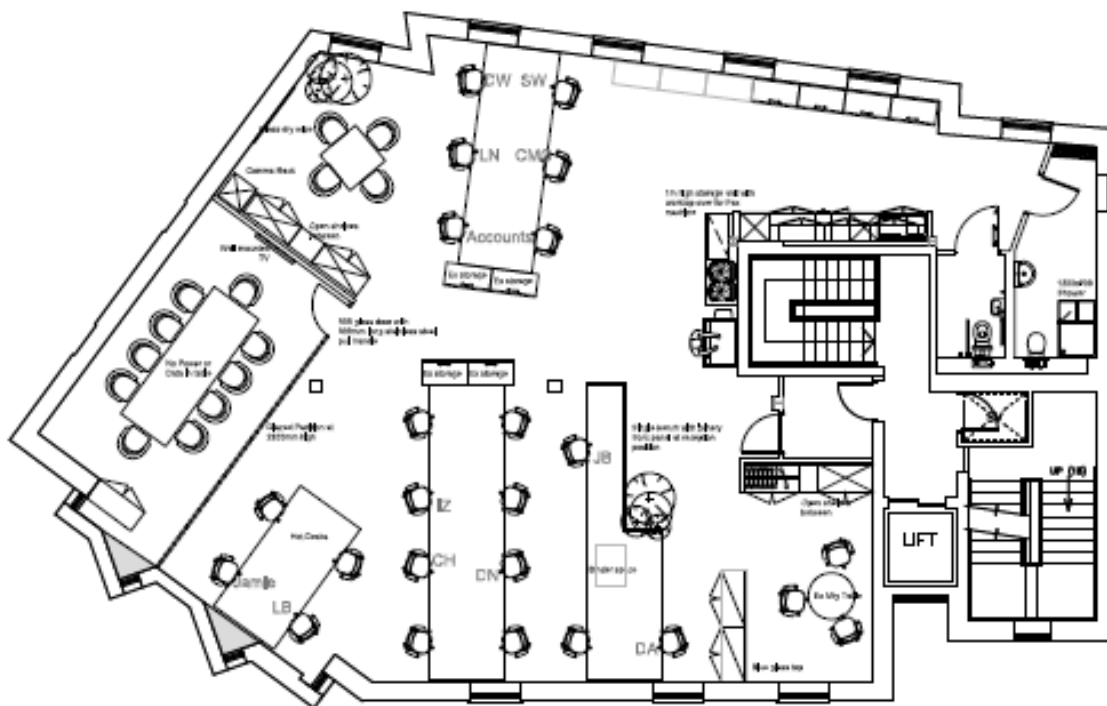
[la@unionstreetpartners.co.uk](mailto:la@unionstreetpartners.co.uk)



Proposed remodelled entrance hall

## Current First Floor plan

## FIRST FLOOR



More dense floor plan ideas available – up to 38 desks and 10 hotdesks per floor possible

### Misrepresentation Act 1967

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