

FOR SALE / TO LET

SELF-CONTAINED OFFICE UNIT (WITH PLANNING)

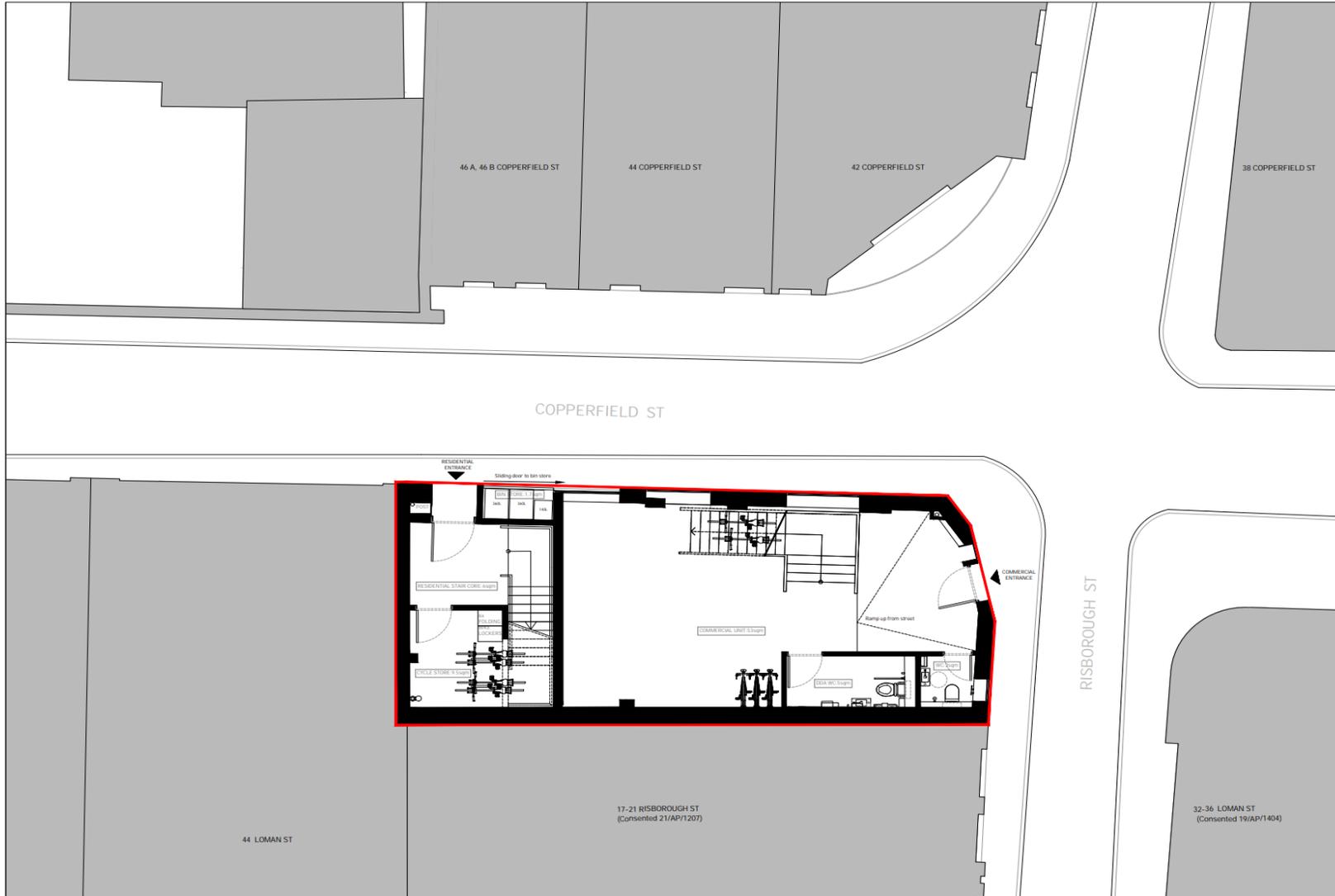
RISBOROUGH STREET, LONDON SE1



TOTAL FLOOR AREA APPROX. 1,194 SQ FT (111 SQM)

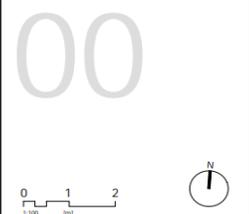
PRICE – OFFERS IN THE REGION OF £975,000

COMMERCIAL – GROUND FLOOR



PLANNING

Notes
— Site Boundary



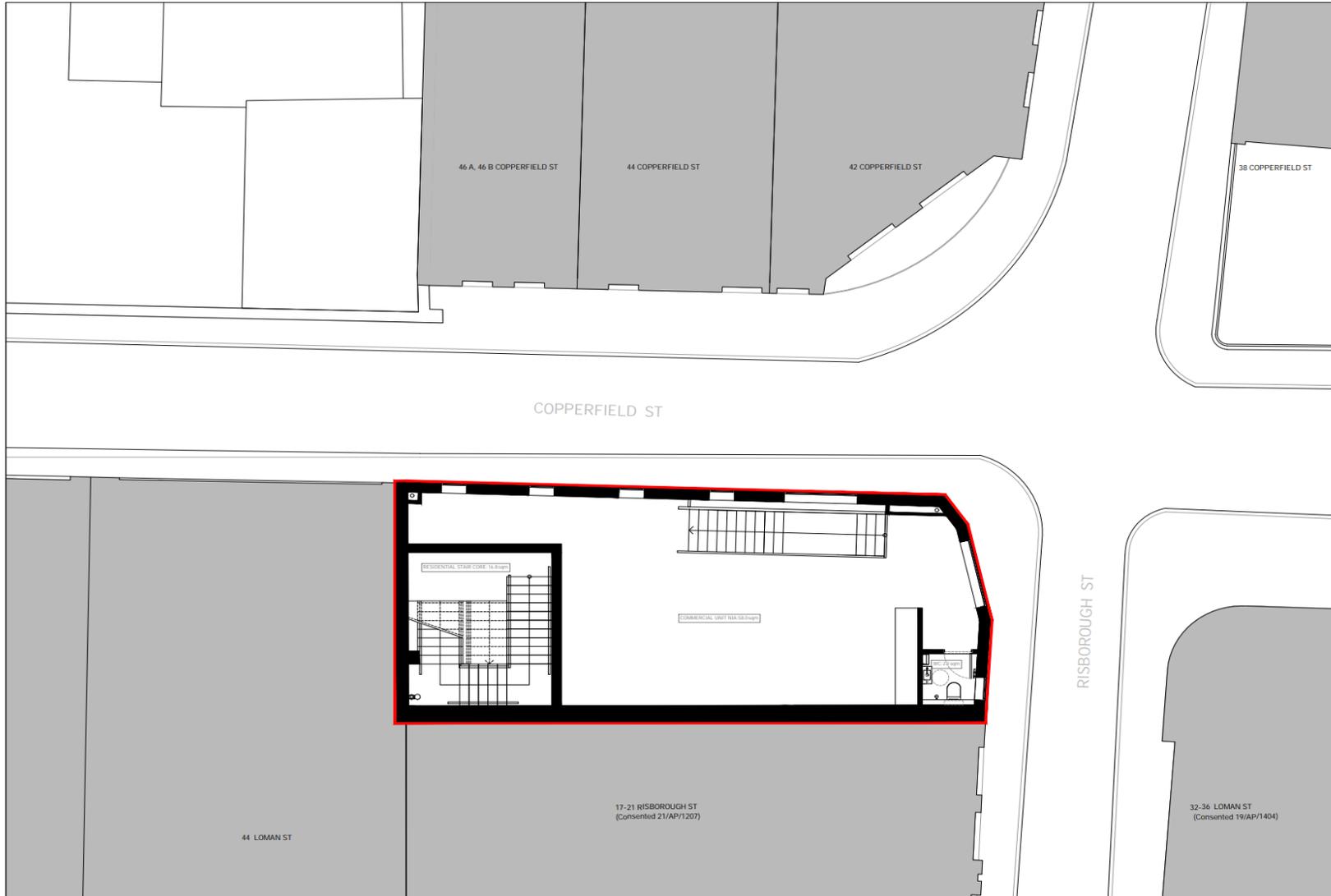
1. Do not scale this drawing.
2. For structural dimensions and details see Structural Engineers drawings.
3. All dimensions to be checked on site prior to commencement of any works or preparation of any shop drawings.
4. All errors in co-ordinates, levels and dimensions, are to be reported to the Architect.
5. All temporary works to be responsibility of the contractor.
6. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's information.

Revision	Date	Description	Revision	Date	Description
P1	18.10.22	PLANNING ISSUE			
P2	20.10.22	PLANNING ISSUE			

TDO
 80 Great Suffolk Street, London SE1 0BE
 020 7928 8787 info@tdoarchitecture.com
 tdoarchitecture.com
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PROJECT 15 Risborough Street		
TITLE Proposed Ground Floor Plan		
DWG No 1909(PL)110		
DATE 10.10.22	REVISION P2	SCALE 1:100@A3

COMMERCIAL – 1ST FLOOR



PLANNING

Notes

— Site Boundary

01



1. Do not scale this drawing.
2. For structural dimensions and details see Structural Engineers drawings.
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Revision	Date	Description	Revision	Date	Description
P1	10.10.22	PLANNING ISSUE			

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PROJECT 15 Risborough Street		
TITLE Proposed First Floor Plan		
DWG No 1909(PL)111		
DATE 10.10.22	REVISION P1	SCALE 1:100@A3

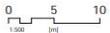
LOCATION PLAN



PLANNING

Notes

— Site Boundary



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Revision	Date	Description	Revision	Date	Description
P1	10.10.22	PLANNING ISSUE			

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 020 7926 8767 info@tdoarchitecture.com
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PROJECT 15 Risborough Street		
TITLE Proposed Block Plan		
DWG No 1909(PL)102		
DATE 10.10.22	REVISION P1	SCALE 1:500=A3

LOCATION

The property is located on Risborough Street, close to the junction with Copperfield Street and Union Street with easy access to The City & West End.

Southwark station (Approx. 5 minutes)

London Bridge mainline and underground station (Approx. 12 minutes)

Waterloo mainline & underground station (Approx. 13 minutes).

DESCRIPTION

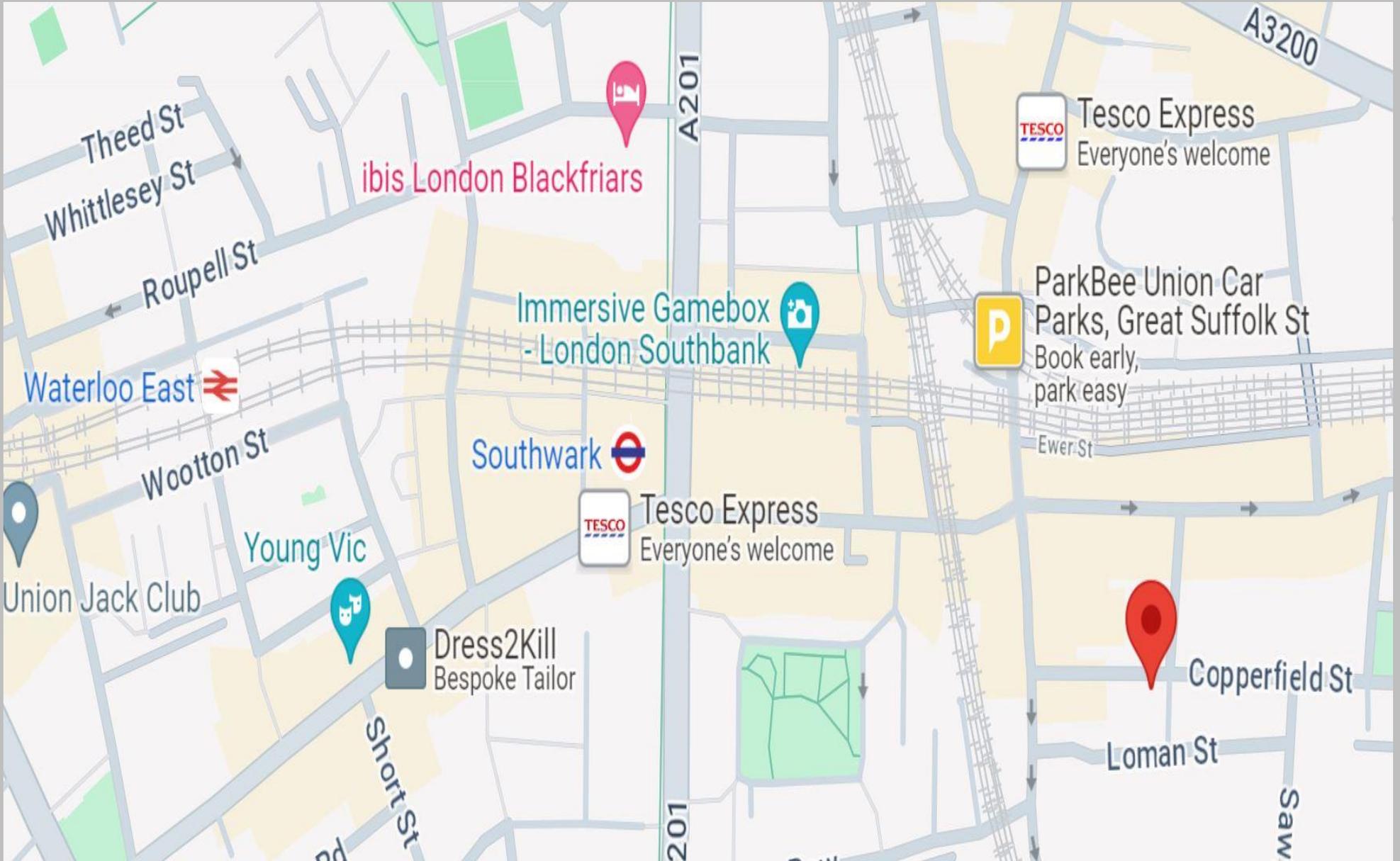
Planning was granted on 8th of February 2024 for the following development works shown below. (Application ref. 22/AP/3548).

A self-contained ground & First Floor office unit under the use, Class E offered For Sale / or To Let either in shell form (with services capped off) or completed to full office specifications.

PLANNING SCHEDULE

FLOOR	UNIT	DESCRIPTION	SIZE	GIA NIA	
GROUND	1	COMMERCIAL	570 SQ FT	NIA	
FIRST	1	COMMERCIAL	624 SQ FT	NIA	
TOTAL			1194 SQ FT		

MAP



COMMERCIAL UNIT (For Sale / To Let)

A self-contained ground & first floor commercial unit of approximately 1,194 sq ft (111sqm) offered for sale on a new long leasehold basis.

Ground Floor:	570 sq ft (53 sqm)
First Floor:	624 sq ft (58sqm)
Total:	1,194 sq ft (111 sqm)

For Sale **£975,000**

To Let - **£55,000 per annum exclusive.**

VAT

The property is NOT elected for VAT.

RATES

To be assessed.

EPC

To be assessed.

INSPECTIONS

Strictly via appointment through sole agents Lim Commercial.

Ian Lim

Lim Commercial

Mobile: 07885 912 982

Email: ian@limcommercial.com