

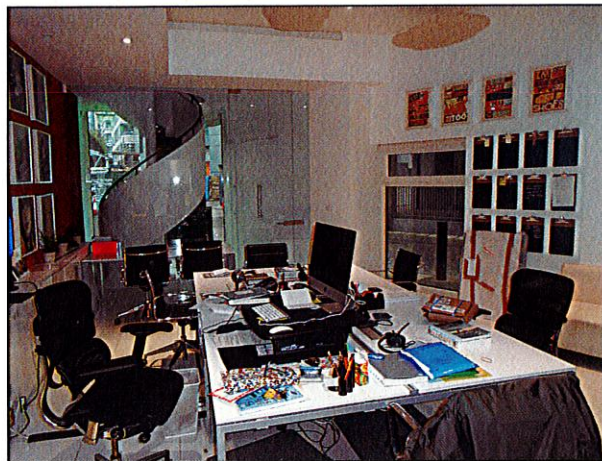
# FREDERICK HOLT & COMPANY

PROPERTY PARTICULARS

020 7582 9375

**2 SALAMANCA PLACE,  
ALBERT EMBANKMENT,  
LONDON, SE1 7HB**

**OFFICES FOR SALE  
763 sq ft / 71 sq ms approx**



## **Location**

The property is in a central location off of Albert Embankment close to Lambeth Bridge, Westminster and Vauxhall.

## **Description**

Modern two-storey well fitted offices with air conditioning and a kitchenette.  
One cycle space.  
Desks and office furniture available.

## **Accommodation**

The approximate net internal areas are :-

Ground Floor: 436 sq. ft plus wc  
First Floor: 327 sq. ft. plus wc  
Total 763 sq.ft/71 sq. ms

## **Terms**

150 years lease from 1 January 2006, at a peppercorn ground rent, is for sale at a price of £687,000, subject to contract – no VAT.

## **Outgoings**

The business rates payable for the current rating year are £13,625.25 plus the BID levy of £432.90. The current annual service charge is £2,831.44, net of any VAT.

## **EPC**

Rating – Band D : 87

December 2019

4 Pratt Walk Lambeth London SE11 6AS Fax: 020 7735 9799 E-mail: [info@frederickholt.co.uk](mailto:info@frederickholt.co.uk) Website: [www.frederickholt.co.uk](http://www.frederickholt.co.uk)

Misrepresentation Act 1967/Property Misdescriptions Act 1991: These particulars do not constitute an offer or Contract, or any part of an offer or Contract and all statements made herein are made without responsibility on the part of Frederick Holt & Company or the Vendor. Every care has been taken in the preparation of these Particulars but any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make or give and neither Frederick Holt & Company nor any person in their employment has any authority to make or give any warranty in relation to this property.