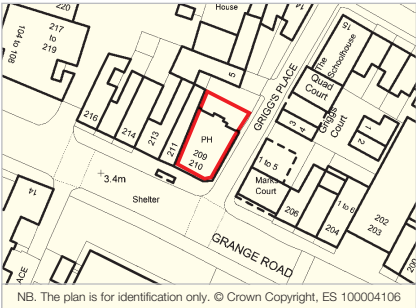


London SE1 **209-210 Grange Road,** **Southwark** **SE1 3AA**

- **A Freehold Five Storey Corner Office Building**
- Extending to Approximately 354.28 sq m (3,814 sq ft)
- Currently arranged to provide Office Accommodation
- Possible Potential for Conversion to Residential under Permitted Development Rights
- Fashionable Central London Location
- Additional Possible Potential for Residential Development to the Rear of the Site

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.30 a.m. – 12.00 p.m. These are open viewing times with no need to register. (Ref: LM).

Seller's Solicitor

Messrs Shoosmiths
 (Ref: Catherine Williams).
 Tel: 01908 488300.
 Email: catherine.williams@shoosmiths.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located at the junction of Grange Road and Grigg's Place, close to the junction of Grange Road with Tower Bridge Road, less than 1 mile south of Tower Bridge and the City of London. Local amenities are available and the further facilities around both London Bridge and Borough are accessible. London Bridge Rail and Underground Station (Jubilee and Northern Lines) is within walking distance. Nearby Tower Bridge Road provides access to the City of London.

Description

The property comprises a corner building arranged over basement, ground and three upper floors. The building is internally arranged to provide office accommodation and was last occupied by a firm of solicitors. The property is understood to be clean and watertight and may afford potential for conversion to provide self-contained flats under permitted development rights. The rear of the site may also afford possible potential for residential development, subject to all necessary consents being obtained.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a previous survey. We are informed that the property provides:

Basement Ancillary	93.60 sq m	(1,007 sq ft)
Ground Floor Office Accommodation	93.45 sq m	(1,006 sq ft)
First Floor Office Accommodation	72.00 sq m	(775 sq ft)
Second Floor Office Accommodation	59.00 sq m	(635 sq ft)
Third Floor Office Accommodation	36.23 sq m	(390 sq ft)
Total	354.28 sq m	(3,814 sq ft)

Planning

Local Planning Authority: Southwark Council.
 Tel: 0207 525 2000.

The property may afford potential for residential conversion under permitted development rights. There is further potential for residential development to the rear of the site, subject to obtaining all necessary consents.

NB. Please note the property sits outside Southwark's Article 4 exclusion zone.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

