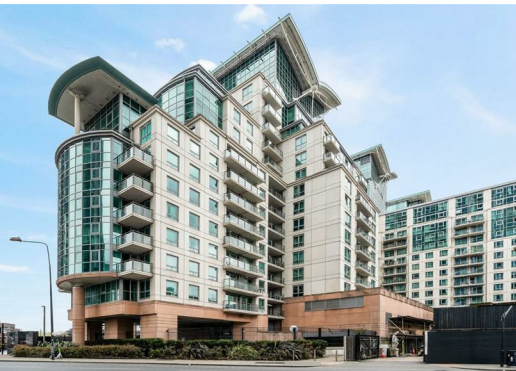




REAL
ESTATE



2a St. George Wharf, Lambeth, London SW8 2LE

Modern fully self-contained ground floor office for sale. Can be used as an office or other commercial unit (e.g. shop, services).

Unoccupied, ready to move-in.

Conveniently located in the gated St George Wharf development, benefiting from a private entrance and just a 6-minute walk from Vauxhall Station, providing excellent transport links.

The property is owned by an SPV and can be sold as such or as an asset.

Tenure – Leasehold

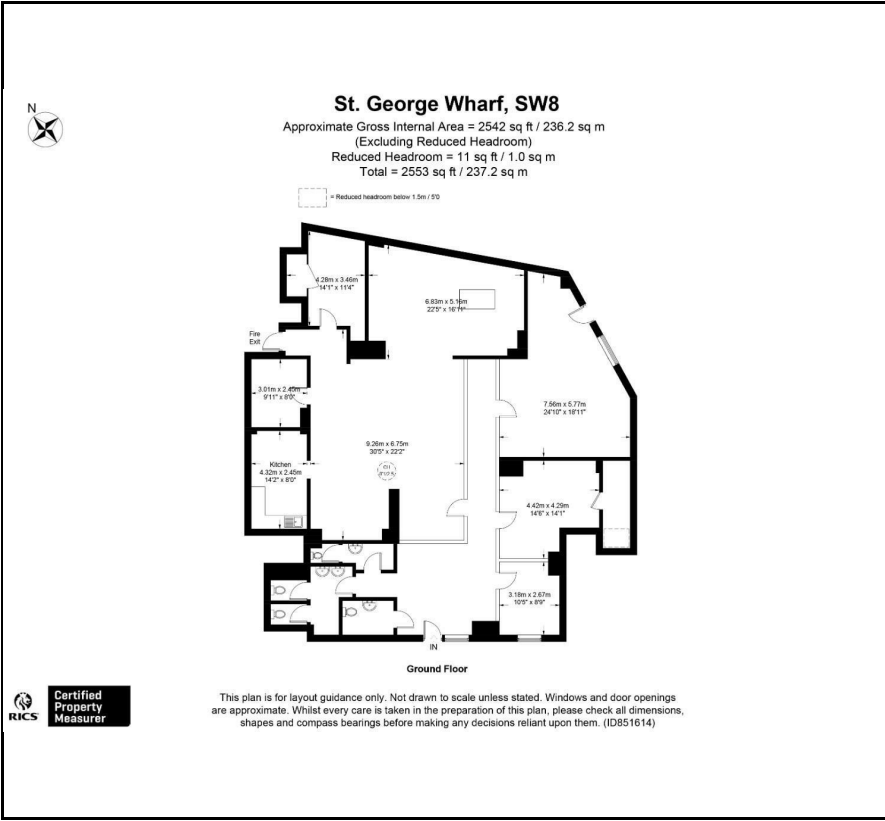
Length of lease (years remaining) – 999 years from 1999 (remaining 974 years)

Annual ground rent amount (£) – £240 per year

Price £1,100,000

- Private entrance
- AC System
- Open Plan
- Kitchen
- Class B
- Owned by an SPV
- Excellent transport Links
- Leasehold 976 years

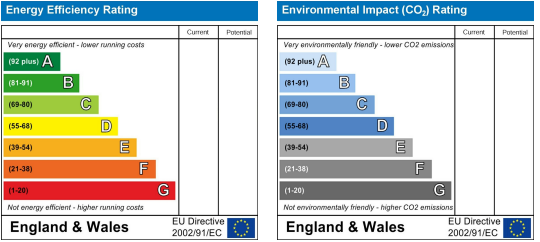
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our AZ Real Estate Office on 0203 871 4074 if you wish to arrange a viewing appointment for this property or require further information.

Annual service charge amount (£) – circa £8700 per year in 2024
VAT: this property is elected for VAT
Class: B.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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