

## lot 36

# Action House, 53 Sandgate Street, Bermondsey London SE15 1LE

Rent  
£107,000  
p.a.x. rising to  
£120,000  
p.a.x. in 2017  
and £140,000  
p.a.x. in 2022

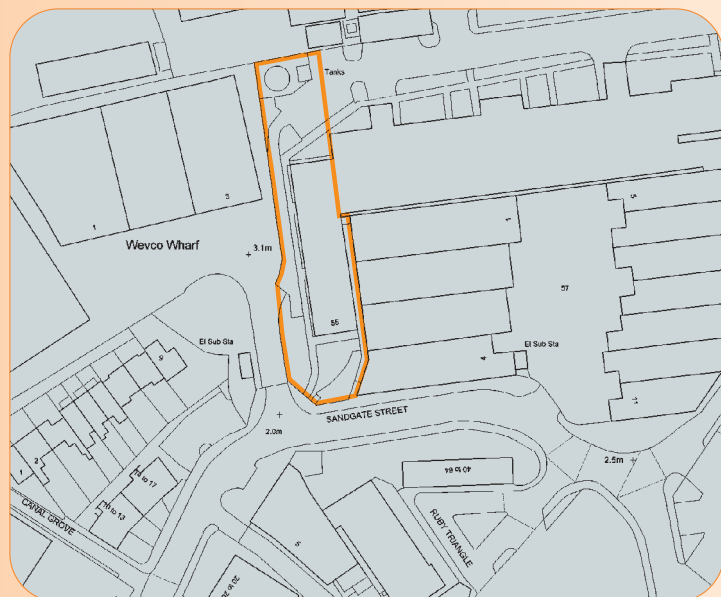
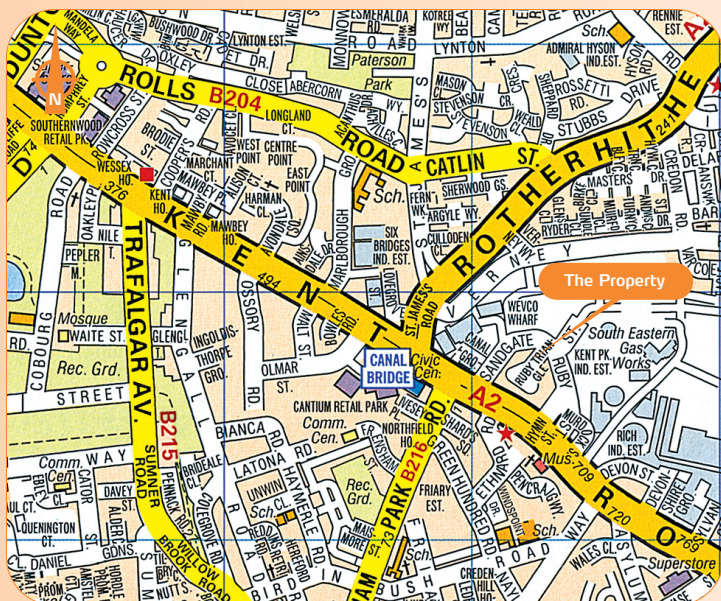
South-East London Office Investment  
Freehold Opportunity

- Let to Action for Blind People (Part of RNIB) until 2027 (subject to option)
- Approximately 1,048 sq m (11,852 sq ft)
- Includes Car Parking
- Nearby occupiers, include Enterprise Rent a Car
- Six Week Completion Period Available



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**Location**

Miles: 2 miles South of Tower Bridge  
 2.5 miles south of City of London  
 Roads: A2, A205 (South Circular Road)  
 Rail: London Bridge (Main Line) South Bermondsey Rail Station,  
 Bermondsey Underground (Jubilee Line)  
 Air: London City Airport, London Heathrow, London Gatwick

**Situation**

The property is situated on the north side of Sandgate Street immediately off Old Kent Road (A2) in the busy and popular Central London suburb of Bermondsey which lies some 2 miles south-east of the City of London.

**Description**

The property comprises a substantial self contained 3 storey office building within a secure site containing approximately 20 marked car parking spaces. The offices benefit from suspended ceilings, central heating and part air conditioning. The property benefits from a passenger lift.

**Tenure**

Freehold.

**VAT**

VAT is not applicable.

**Six Week Completion Period Available**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground, First & Second	Office	1,098.57 sq m (11,825 sq ft)	<b>ACTION FOR BLIND PEOPLE (1)</b>	15 years from 29/03/2012 until 28/03/2027 on a full repairing and insuring lease. (2)	£107,000	29/03/2017 and 29/03/2022 (2)
<b>Totals</b>		<b>1,098.57 sq m (11,825 sq ft)</b>			<b>£107,000</b>	

(1) Action for Blind People are a national registered Charity and are part of the Royal National Institute of Blind People (RNIB). For the year ending 31st March 2012 Action for Blind People reported total incoming resources of £24,581,000 and total funds of £20,954,000. (Source: Action for Blind People Annual Review 2011/2012)  
 (2) The lease provides for the rent to be increased to £120,000 per annum exclusive on 29/03/2017 and £140,000 per annum exclusive on 29/03/2022 and there is a tenant option to determine the lease on 24/12/2021. The lease is subject to a schedule of condition.

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