

Est. 1955

# Tarn &Tarn

**1-7 PILGRIMAGE  
STREET  
BOROUGH  
LONDON  
SE1 4GQ**

**OFFICE BUILDING  
WITH DEVELOPMENT  
POTENTIAL  
8,839 FT<sup>2</sup>**



# DESCRIPTION

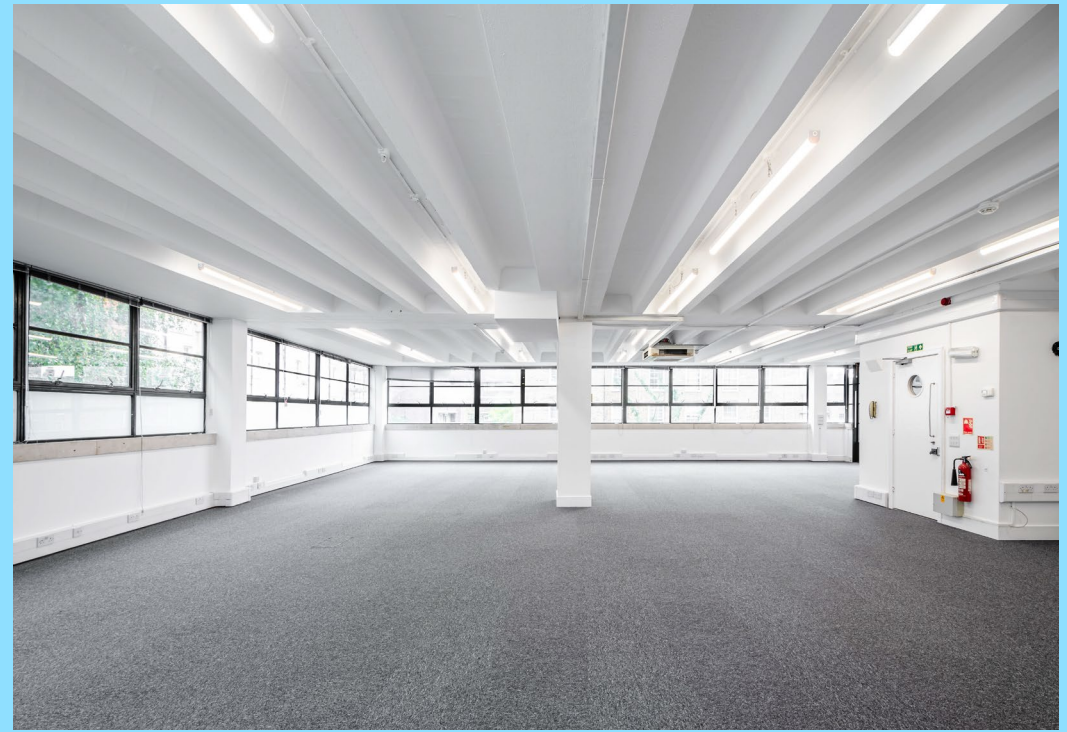
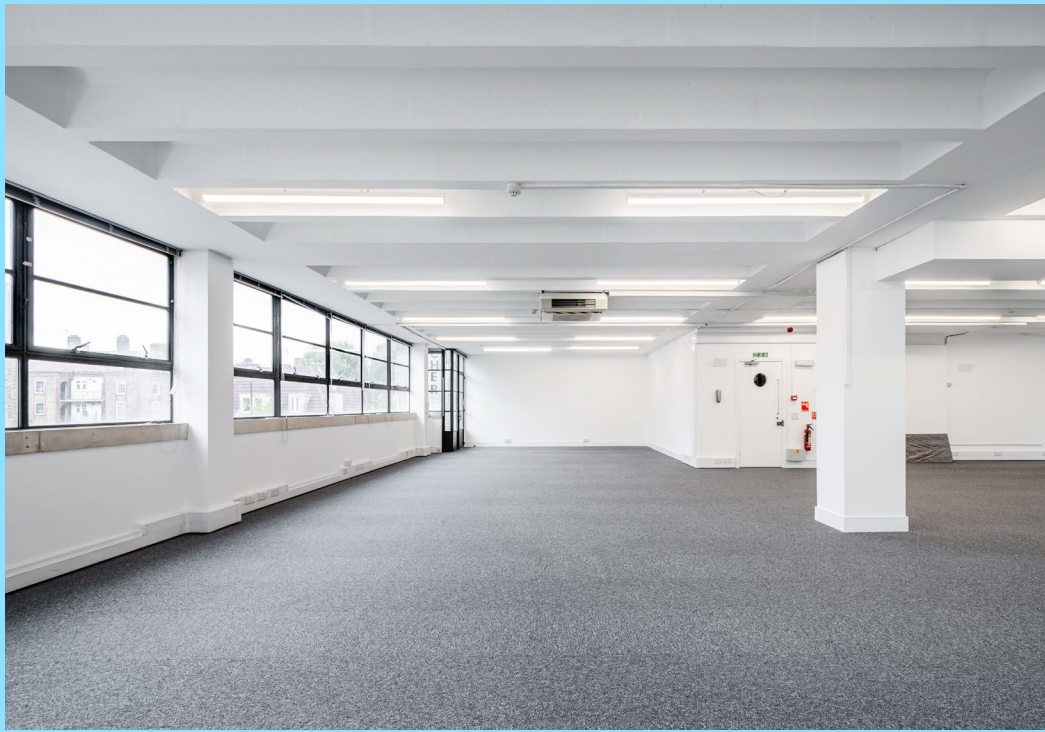
A versatile office building spanning the ground, 1st, and 2nd floors, offering a range of possibilities in the South Bank area. The property has its own private ground floor entrance, leading to open-plan office spaces on the 1st and 2nd floors, providing flexible workspace options. The offices are well-lit with natural light and benefit from excellent floor-to-ceiling heights, creating a bright and open environment. A modern air conditioning system offers both heating and cooling, ensuring year-round comfort. The building includes self-contained WC facilities, a kitchenette, and energy-efficient LED lighting, enhancing its practicality and appeal.

Offered with full vacant possession, the property also comes with fully approved planning consent for the development of 9 residential flats across the 1st and 2nd floors.

# SUMMARY

- Office Building with Residential Planning Consent
- Open Plan Layout
- Excellent Ceiling Height & Natural Light
- Great Transport Connections
- Vacant Possession
- Meeting Rooms
- WC Facility
- Storage Facilities
- Kitchenette








# LOCATION

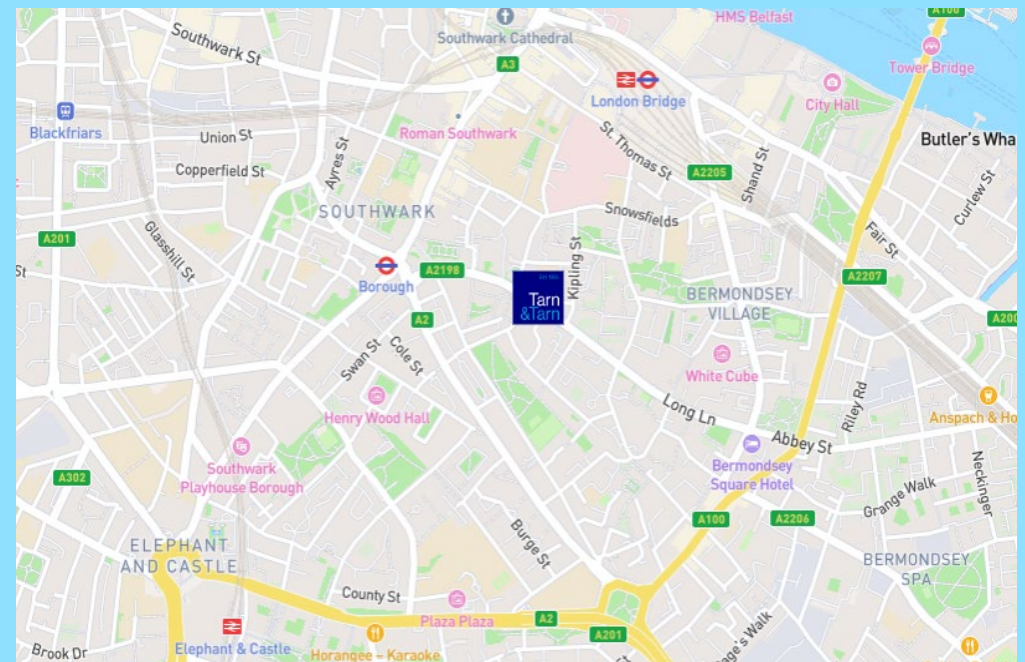
## THE AREA

Gallery Court is a mixed-use development located on Pilgrimage Street, just off Long Lane, approximately 8 minutes of London Bridge station. It also benefits from excellent transport links, with Borough Underground Station (Northern Line) just 7 minutes walking. The vibrant Borough Market, Borough High Street, and the Bankside area are all within close proximity, adding to its appeal.



## TRANSPORT

-  Borough (7-minute walk) – Northern Line
-  London Bridge (8-minute walk) – Northern Line and National Rail Services
-  Elephant & Castle (18-minute walk) – Northern Line, Bakerloo Line and National Rail Services



## ACCOMMODATION

FLOOR	SQ FT	SQM
Ground	309	153.34
1 <sup>st</sup>	4,290	398.55
2 <sup>nd</sup>	4,240	393.90
<b>Total</b>	<b>8,839</b>	<b>945.79</b>

## TERMS

Long Leasehold – 999 years

## PLANNING CONSENT

Planning Consent has been recently approved by the Southwark Council in 2023 which allows the internal conversion of the 1st and 2nd floor offices into 5x 2-bedroom flats, 3x 1-bedroom flats and 1x 2-bedroom flat.

Reference Number: 22/AP/0182

## VAT

Applicable

## SUMMARY

Available size	8,839 sq ft
Price	Offers in the region of <b>£4,500,000</b>
Business Rates	TBC
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	C

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## LOCAL AUTHORITY

London Borough of Southwark

## EPC

TBC



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&Tarn

## VIEWINGS

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## TEAM

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