

TO LET AT
£52.50 PSF
OR FOR SALE

2,158 - 4,316 SQ FT
200 - 401 SQ M
FITTED OFFICES

46

TRIDENT HOUSE
46-48 WEBBER
STREET, SE1

-48

CONTEMPORARY & STYLISH

SELF CONTAINED OFFICE SPACE
IN A MODERN DEVELOPMENT,
WITH AN ATTRACTIVE REAR
COMMUNAL COURTYARD



Floor	Sq Ft	Sq M
Second	2,158	200.5
First	2,158	200.5
Total	4,316	401



FITTED AND FINISHED
TO A HIGH SPECIFICATION



Heating /
cooling units



LG7 compliant
suspended
lighting



Bike racks



WCs & shower
facilities



Fully fitted



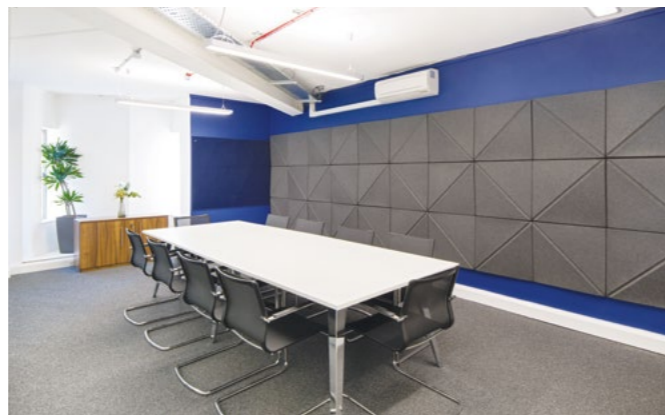
Fitted kitchen



Lift

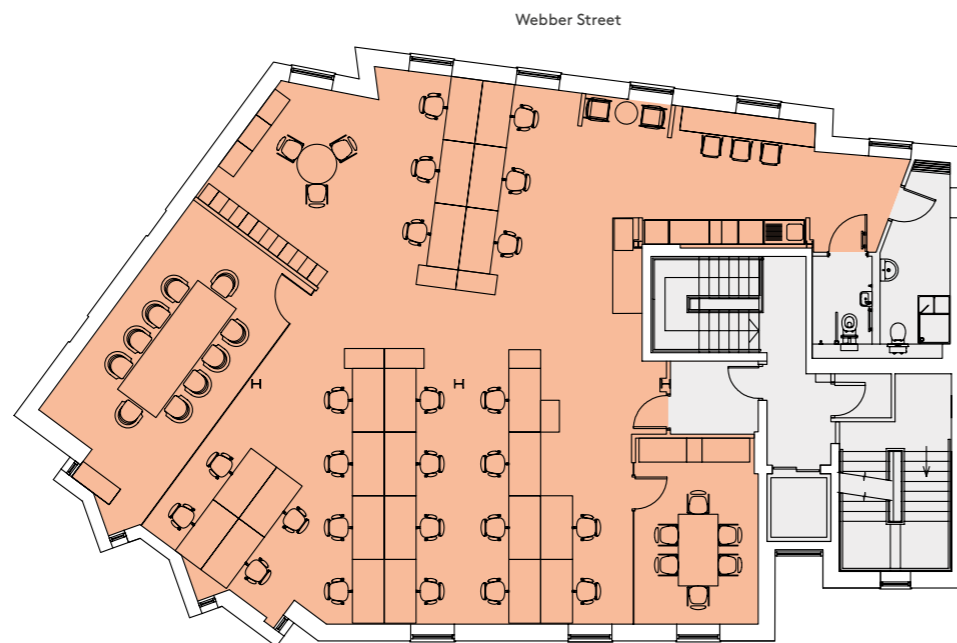


EPC - 35B



FIRST FLOOR PLAN 2,158 SQ FT (200.5 SQ M)

Desks	24
10 person meeting room	1
6 person meeting room	1
Meeting area	1
Kitchen	1
Total Occupancy	24



■ Floor
■ Core

For indicative purposes only. Not to scale.

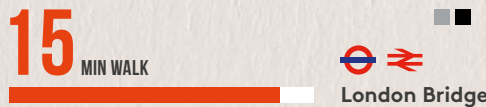
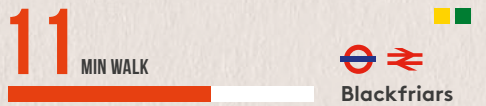
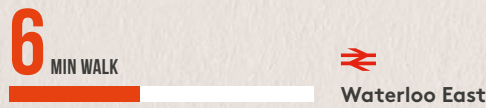
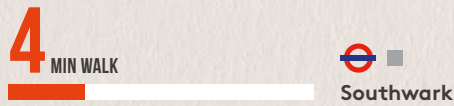


FITTED WORKSPACE

(CAN BE OFFERED NON-FITTED IF REQUIRED)

A WELL CONNECTED LOCATION WITH TRENDY AND VIBRANT AMENITIES

Trident House is located just west of the junction with Blackfriars Road, and is within easy walking distance of Waterloo Station. Nearby amenities include The Cut, with its parade of boutique shops and amenities.



TERMS

The offices are offered on a new lease for a term by arrangement or for sale on an effective freehold interest. £1.2m per floor for a sale of the virtual freehold.

RENT

£52.50 PSF.

VIEWING

Strictly by appointment through joint sole letting/selling agents.



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