

MANAGED
WORKSPACE
OPPORTUNITY



46-48 WEBBER ST,
SE1

1ST FLOOR
2,158 SQ. FT

REDEFINING THE
TRADITIONAL

REIMAGINED WORKSPACE

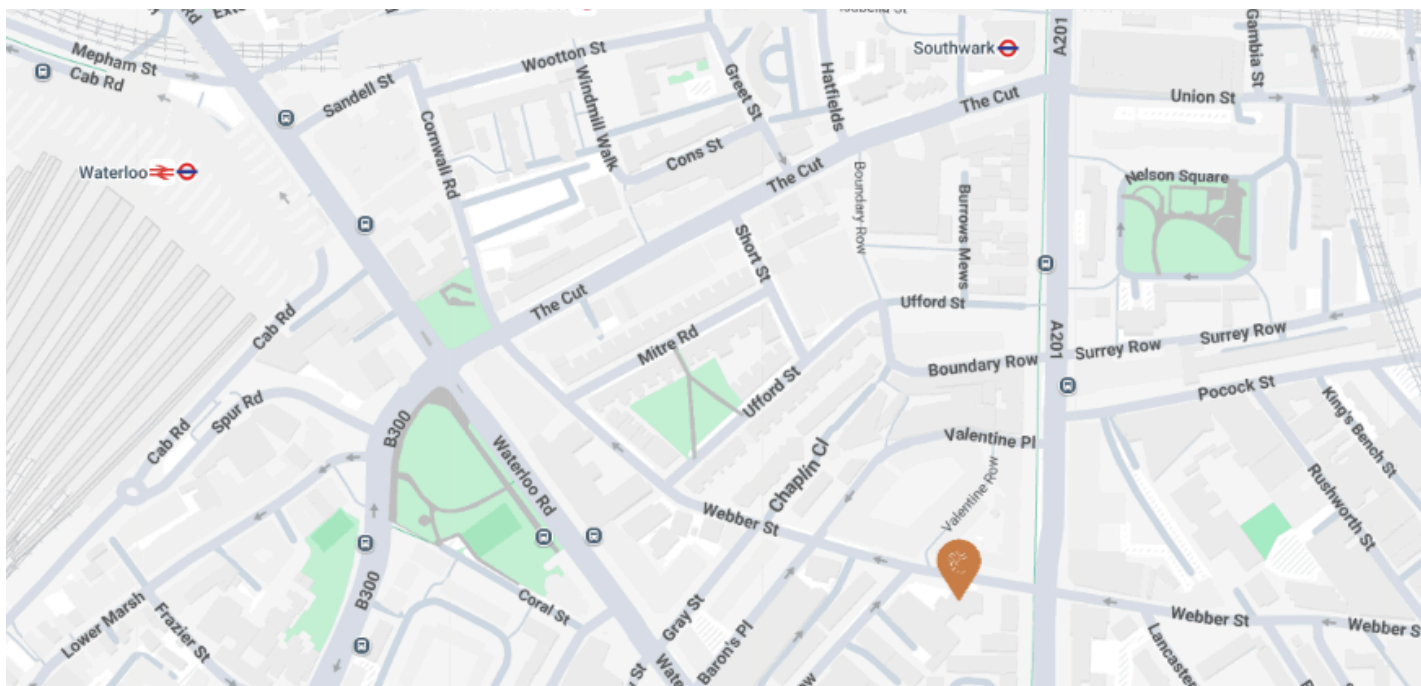
The first floor of Trident House spans an impressive 2,158 sq ft, offering a thoughtfully designed open-plan layout ideal for modern work environments. This space features well-appointed meeting rooms, exceptional natural light from large windows, and a stylish, professional ambiance. Perfectly suited for dynamic businesses, it combines functionality and aesthetics in a prime location.

BUILDING LOCATION



Location

46-48 Webber Street
London
SE1 8QW



Situated just west of Blackfriars Road, this mixed-use development benefits from excellent connectivity, with Waterloo, Waterloo East, and Southwark stations only a 5-minute walk away, providing access to Mainline, Bakerloo, Northern, and Jubilee lines. Nearby, The Cut offers an array of boutique shops and eateries, while the Old and New Vic Theatres, along with the Southbank's diverse attractions, amenities, and hotels, are all within easy reach.

OFFICE AMENITIES



4 pipe VRA ceiling
mounted heating /
cooling units



Kitchen Areas



Passenger Lift



Showers & Changing
Facilities



Meeting Rooms



Good Natural Light



CAT A fit-out

Design your space reflecting you
and your business in an
attractive property.

WHAT CAN BE INCLUDED AT YOUR CHOICE



PROPERTY EXPENDITURE

Rent
Rates
Service Charges
Insurances

CAPITAL EXPENDITURE

Building Surveys
Design & Fit-Out Works*
Furniture Fixtures & Fittings
Stamp Duty Land Tax
Legal Fees & Property Searches
Acquisition Fees

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Repairs & Maintenance
Health & Safety & Compliance
Security
IT Connectivity



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*To a Pre-Agreed Value





IDENTITY

workspace

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