

Unit B, Vancouver House

Needleman Street

Canada Water

SE16

**PRIME COMMERCIAL
OPPORTUNITY**

Winkworth

Development & Commercial Investment

Mixed-use leasehold property offered with full vacant possession.



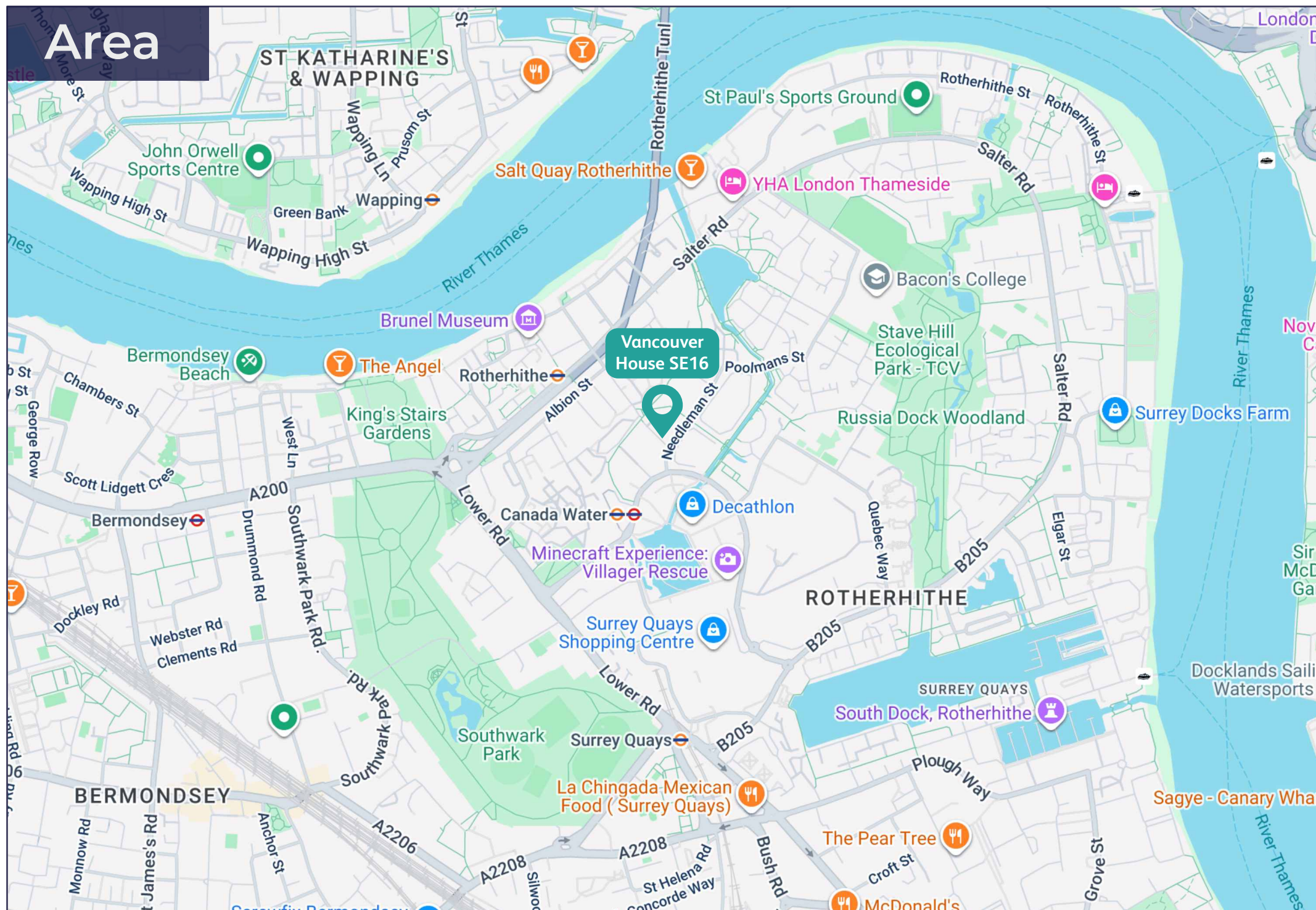
Executive Summary

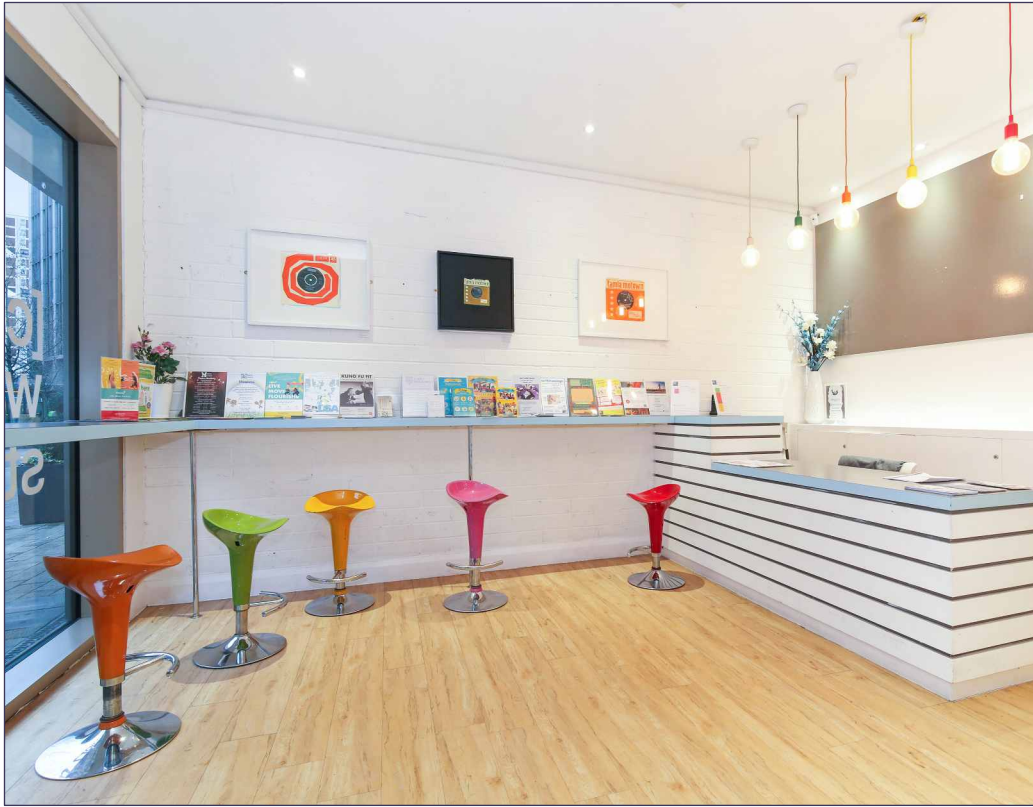
Unit B at Vancouver House offers a rare opportunity to acquire a high-quality commercial space in the heart of Canada Water, one of London's fastest-growing regeneration areas.

- Attractive Capital Value at just £450/sq ft.
- Located in the heart of the Canada Water & British Land's Masterplan.
- ERV of £90,000 pa.
- Presenting a gross yield of 6.6%.
- Well maintained and in excellent condition throughout.
- Appealing to both investors and owner-occupiers.
- Circa 3,000 sq ft.



Area





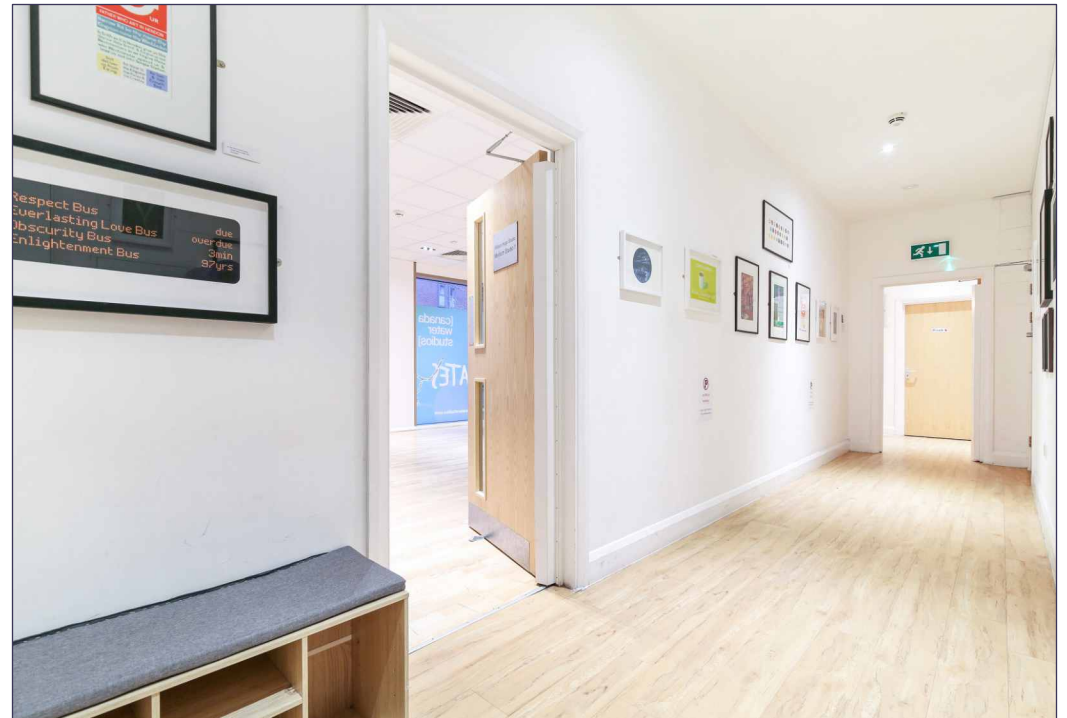
DESCRIPTION

Unit B is arranged across the ground floor of a striking modern mixed-use development and benefits from extensive glazed frontage onto Needleman Street, creating strong visibility and natural light throughout the space.

The accommodation is predominantly open-plan, offering excellent flexibility for a wide variety of occupiers under Class E use. It is ideally suited to office, retail, showroom, fitness, health, or studio operations, and can be easily configured to meet specific requirements.

The unit has been fitted to a high standard with contemporary finishes, dual air-conditioning, recessed lighting, and sound insulation. Multiple access points provide convenience for staff and visitors, while the generous frontage enhances both branding opportunities and customer access.

Overall, the space provides a modern, adaptable environment that is well positioned to serve the needs of both local businesses and national operators seeking a base within one of London's fastest-growing regeneration areas.



TRANSPORT

Offering exceptional connectivity, with Canada Water Station located less than 50 metres from Vancouver House. The Jubilee Line and London Overground together provide fast and direct access across London: Canary Wharf in under five minutes, London Bridge in two stops, and the West End within 20 minutes. The Overground also links the area directly to Shoreditch, Highbury & Islington, and Clapham Junction, ensuring seamless connections to many of the capital's key business and residential districts.

In addition, the adjacent bus interchange offers extensive services across South and Central London, further enhancing accessibility. London City Airport is reachable in around 30 minutes, while Heathrow and Gatwick can both be accessed in under an hour via direct rail services from London Bridge or Canary Wharf. This combination of Underground, Overground, bus and airport links makes Canada Water one of London's most accessible and strategically positioned emerging business hubs.

Transport Links



Canada Water station

Jubilee line, Overland line, Zone: 2

Surrey Quays station

Overland line, Zone: 2

Bermondsey station

Jubilee line, Zone: 2



LOCATION

Vancouver House is situated in the very heart of Canada Water, just 50 metres from Canada Water Station, which provides direct access to the Jubilee Line, London Overground and an extensive bus interchange. This exceptional connectivity ensures fast and convenient travel to Canary Wharf in under five minutes, the City in less than 15 minutes, and the West End within 20 minutes, making it one of the best-connected areas in London.

REGENERATION

The locality is undergoing a once-in-a-generation transformation, spearheaded by British Land's £3.6bn Masterplan, which will deliver:

- 2 million sq ft of new workspace
- 1 million sq ft of education, retail and leisure facilities
- Approximately 3,000 new homes



Plans

Unit B Vancouver House, SE16

Approx. Gross Internal Area
277.8 sq m / 2990 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Title & Tenure

Guide Price: £1,350,000. 125 year leasehold from March 2014 with nominal £1 ground rent.

Leasing

Consideration would be given to a commercial let of the premises, details on application.

Use Class

Commercial Space: Class E

Anti Money Laundering

The purchaser will be required to provide the necessary information to satisfy AML requirements.

Energy Certificate

Commissioned and available upon request.

VAT

The property is not elected for VAT.

Rates Payable

2025/2026: £7,185 per annum. (after retail discount)

Rateable Value

The current rateable value is £24,000. Check with Council:

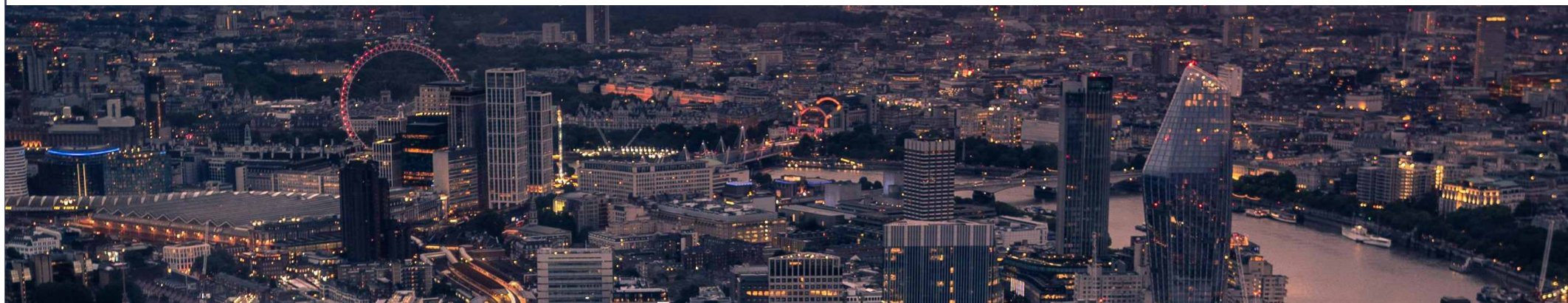
The London Borough of Southwark.

Services

Water, Electricity, Gas and Drainage are provided but it is the responsibility of the purchaser to check these services.

Viewings

Strictly by appointment only via the Sole Agents.



Contact Details

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the Sole Agents:

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