

CHARACTER OFFICE TO LET IN CENTRAL SE1



**MODERN MEDIA DESIGN
OFFICE**

2,290 SQ FT (212.7 SQM)

**LOCATED WITHIN A
GATED MEWS OFF
BOROUGH HIGH STREET
LONDON BRIDGE SE1**

**SECOND FLOOR OFFICE
5 MAIDSTONE BUILDING MEWS
LONDON, SE1 1GN**

**AVAILABLE NOW
RENT - £47.50 PER SQ FT**



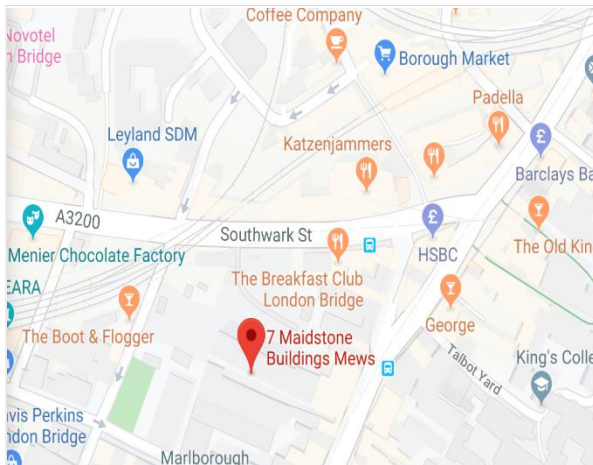
MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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Location

The property is located at the northern end of Borough High Street providing a host of amenities with Borough Market and other tourist attractions close by.

London Bridge mainline and underground station is approximately 2 minutes walk with Borough station (northern line) approximately 5 minutes away.

Description

Forming part of a mixed use development, the office is accessed via a secure gated entrance and located on the second floor.

The office is predominantly open plan to include a separate meeting room, kitchen and toilet & shower facilities.

Office Specifications

- ❖ Wood flooring.
- ❖ Air-conditioning
- ❖ Exposed brickwork
- ❖ Category 5 cabling
- ❖ Suspended lighting
- ❖ Alarm
- ❖ Electric Heaters
- ❖ Kitchen
- ❖ W.C / shower facilities
- ❖ Private office
- ❖ On-site concierge

Rates

The Rateable Value for 2021/22 is £64,000. Therefore the rates payable is approximately £32,000 per annum.

EPC

To be assessed.

Terms

A new lease offered on terms by arrangement.

VAT

VAT is payable on the rent and service charge.

Rent

£ 108,775 per annum equating to £47.50 per sq ft.
Rent quoted is exclusive of all outgoing.

Service Charge.

Approx. £8,700 per annum.

Further Details

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