

# FOR SALE

Tel: 07885 912 982

## LOFT STYLE STUDIO OFFICE LOCATED WITHIN A GATED MEWS IN LONDON BRIDGE, SE1 1GD



**Address – Third Floor, 5 Maidstone Buildings Mews,  
72-76 Borough High Street, London SE1 1GD.  
Approx. 1,526 sq ft (142 sqm).**

**Virtual Freehold offered.  
Sale Price - £975,000. (£639 psf)  
Sold with vacant possession.**



# THIRD FLOOR





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## Description

Accessed via a gated mews and located within a mixed use development with on-site porter, bike storage and excellent security.

A rare opportunity to acquire a loft style studio office on the third floor of this impressive well maintained block comprising an open plan work space with excellent natural light, high ceilings, a private meeting room, open plan kitchen and W.C facilities.

The unit benefits from excellent office specifications and offers a quiet working environment, away from the busy high street close by.

## Location

The property is located at the northern end of Borough High Street close to London Bridge mainline and underground stations providing a host of tourist attractions to include Tate Modern, The Shard, Shakespeare's Globe & HMS Belfast located close to Tower Bridge. There are also an abundance of restaurants, bars & cafes all within walking distance along Borough High Street with the ever popular Borough Market moments away.



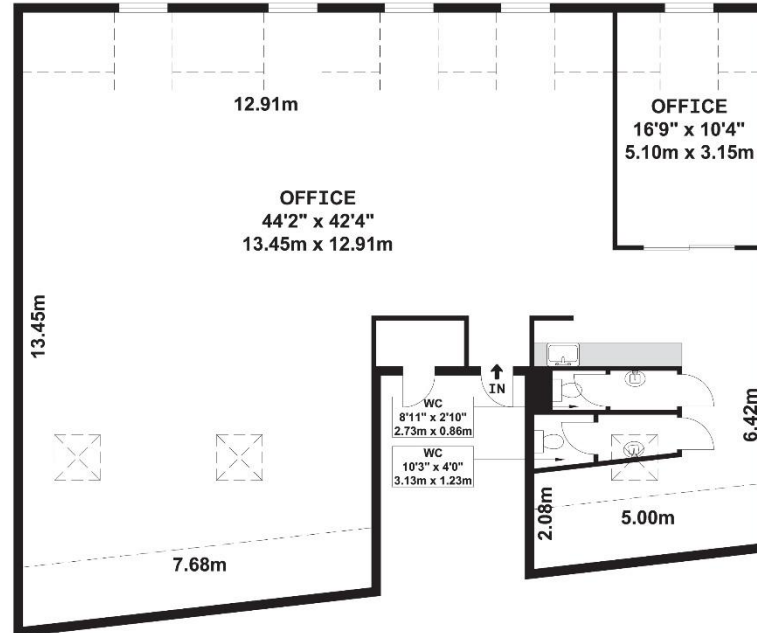
### Specifications include:

- ❖ Wood flooring throughout
- ❖ Heating / cooling cassettes
- ❖ High-speed internet (200 mbps) via a leased line
- ❖ High ceilings
- ❖ Uplighters
- ❖ Private meeting room
- ❖ W.C facilities
- ❖ On-site concierge
- ❖ Central SE1 location



MAIDSTONE BUILDINGS MEWS, BOROUGH HIGH STREET  
LONDON SE1

RESTRICTED HEAD HEIGHT



THIRD FLOOR OFFICES

APPROX. NET INTERNAL FLOOR AREA 1525.78 SQ. FT / 141.75 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".



# 5 MAIDSTONE MEWS, LONDON SE1 1GD

## **EPC**

Rating B - 28

## **Service Charge**

Approx. £3.80 per sq ft per annum.

## **VAT**

VAT is payable on the purchase price.

## **Business Rates**

To be re-assessed.

## **Term**

999 years from 1<sup>st</sup> June 1999 at a peppercorn ground rent.

## **Price**

£975,000 (nine hundred and seventy five thousand pounds).

**Sold with vacant possession.**



# 5 MAIDSTONE MEWS, LONDON SE1 1GD

## Viewings

### Strictly via appointment through joint agents

Ian Lim

Lim Commercial

Tel: 07885 912 982

Email: [ian@limcommercial.com](mailto:ian@limcommercial.com)

Max Humphreys

USP London

Tel: 07718 484 284

Email: [max@usp.london](mailto:max@usp.london)

Rupert Cowling

USP London

Tel: 07736 880 317

Email: [rupert@usp.london](mailto:rupert@usp.london)

Suzy Villers

USP London

Tel: 07562 624 652

Email: [suzy@usp.london](mailto:suzy@usp.london)