

FOR SALE / TO LET

Tel: 07885 912 982

**NEWLY REFURBISHED CHARACTER OFFICE
LOCATED WITHIN A GATED MEWS IN LONDON BRIDGE, SE1**



**Address – 5 Maidstone Mews, London SE1 1GD.
Ground & Lower Ground Floors
Approx. 2,563 sq ft (238 sqm).**

**For Sale – Offers in excess of £1,000,000.
To Let - £70,000 P.A excl. (£27.30 psf).**

RECEPTION



GROUND FLOOR MEETING ROOM



LOWER GROUND FLOOR



LOWER GROUND FLOOR



LOWER GROUND FLOOR



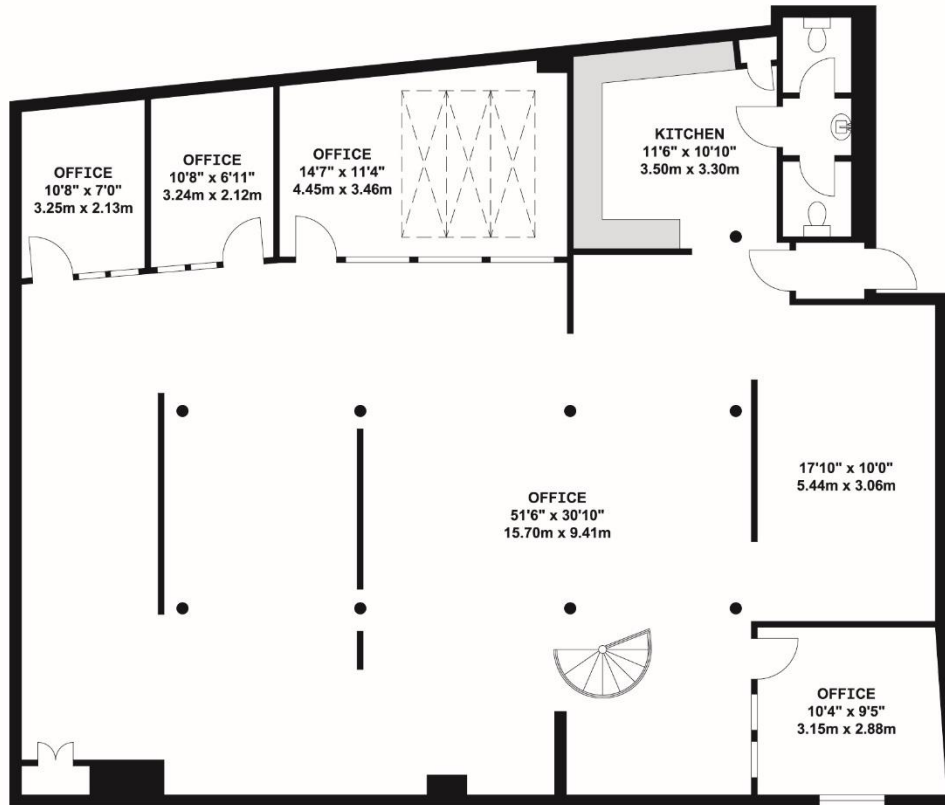
KITCHEN



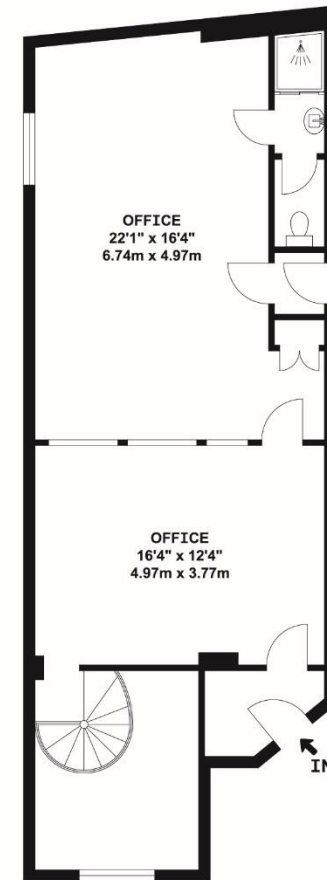
INTER-CONNECTING STAIRCASE



**MAIDSTONE MEWS, BOROUGH HIGH STREET
LONDON SE1**



LOWER GROUND FLOOR



GROUND FLOOR

APPROX. NET FLOOR AREA 2562.56 SQ. FT / 238.07 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".

Description

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

A newly refurbished office arranged over the ground and lower ground floors comprising a reception area and private meeting room to include a single W.C and shower unit. A spiral staircase leads down to a predominantly large open plan unit with a selection of further private meeting rooms, open plan kitchen and single W'C and excellent storage facilities.

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.
- ❖ Air-conditioning cassettes
- ❖ Exposed brickwork
- ❖ Recessed lighting
- ❖ Alarm
- ❖ Wall mounted electric heaters
- ❖ Modern open plan kitchen
- ❖ W.C / shower facilities
- ❖ Selection of private offices
- ❖ On-site concierge
- ❖ Secure development
- ❖ Central SE1 location

MAP



5 MAIDSTONE MEWS, LONDON SE1 1GD

Size

Ground Floor:	566 sq ft (52.6 sqm)
Lower Ground:	1997 sq ft (185.6 sqm)
Total:	2563 sq ft (238.2 sqm)

EPC

Rating C - 73

Service Charge

Approx. £4.70 per sq ft per annum.

VAT

VAT is payable on the purchase price.

Business Rates

The Rateable Value from 1st April 2023 is £50,000 per annum. Therefore the rates payable will be approximately £25,600 per annum.

For Sale

999 years from 18th October 2002 & seeking offers in excess of £1,000,000 (one million pounds).

Rental

A new lease offered on terms by arrangement at a rent of £70,000 per annum exclusive of all outgoings. (This equates to only £27.30 per sq ft overall).

5 MAIDSTONE MEWS, LONDON SE1 1GD

Viewings

Strictly via appointment through agents

Ian Lim

Lim Commercial

Tel: 07885 912 982

Email: ian@limcommercial.com

Max Humphreys

Union Street Partners

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Rupert Cowling

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