

FIRST FLOOR STUDIO / OFFICE TO LET
CLOSE TO WATERLOO STATION IN SE1 7QD
344 SQ FT (32 SQM)

Tel: 07885 912 982



MODERN STUDIO OFFICE

HIGH CEILINGS

OWN ENTRANCE

**LOCATED WITHIN A
COBBLED MEWS**

**CLOSE TO WATERLOO AND
ALL AMENITIES**

FLEXIBLE TERMS OFFERED

**3 WHITEHORSE MEWS,
WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QD
APPROX. 344 SQ FT (32 SQM)**

**AVAILABLE NOW
RENT - £16,000 PER ANNUM
(INCLUDING HEATING & ELECTRICITY.)**







Location

The property is located within a private cobbled mews on Westminster Bridge Road close to the junction with Waterloo Road. Both Lambeth North underground station and Waterloo mainline and underground station are within walking distance.

Description

A self-contained former artists studio, predominantly open plan to include high ceilings, wood flooring and excellent natural light. There is a single W.C and tea-point, gas central heating and large velux windows.

Rent

£16,000 per annum inclusive of heating & electricity but excluding all other outgoings.

Terms

A new lease offered direct from the landlord for a minimum term of 12 months.

The landlord will consider part furnishing the first floor subject to the ingoing occupiers terms and conditions.



Location

The property is located just off Westminster Bridge Road (A3202) close to the junction with Gerridge Street towards St. George's Circus.

Waterloo mainline and underground station is approximately 10 minutes walk.
Alternatively Lambeth North (Bakerloo line) is approximately 6 minutes away.

Description

Forming part of similar period buildings within an attractive mews, the property is arranged on the first floor benefitting from an open plan studio / office with single W.C & tea-point.

Office Specifications

- Wood flooring.
- ❖ High ceilings
- ❖ Single W.C
- ❖ Tea-point
- ❖ Excellent natural light
- ❖ Close to all amenities and transportation.

Service Charge.

Approximately £400 per annum excluding buildings insurance.

Rates

The Rateable Value for 2024 /25 is £11,000. Therefore the rates payable is approximately £5,500.

EPC

Rating D = 98.

Terms

A new lease offered on flexible terms by arrangement.

VAT

T.B.C.

Rent

£ 16,000 per annum inclusive of heating & electricity but exclusive of all other outgoings.

Further Details

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