

# CHARACTER OFFICE TO LET BOROUGH HIGH STREET, LONDON BRIDGE SE1

Tel: 07885 912 982



**FIRST FLOOR OFFICE 7 MAIDSTONE BUILDING MEWS  
72-76 BOROUGH HIGH STREET, LONDON, SE1 1GD  
1,175 sq ft (109 sqm)**

**AVAILABLE NOW.  
RENT - £52.50 PSF**











## Location

Maidstone Building Mews is located just off Borough High Street and within walking distance to London Bridge mainline and underground Stations. There are a host of amenities close by to include bars, restaurants and other independent retailers to include tourist attractions such as Borough Market, Tate Modern and The Shard.

## Description

Forming part of a mixed use development, the office is accessed via a secure gated entrance and located on the first floor comprising a predominantly open plan office with the benefits of a private meeting room, new fitted kitchen and W.C facilities and shower.

## Amenities include:

Private gated mews – exposed brick & timber – timber flooring throughout - Suspended spotlights – 2 x W.C's – Shower Room – Kitchen with all appliance – Private meeting room – Heating / cooling cassettes – Bike racks.

## Additional Information

### Rent

£61,687.50 per annum exclusive of all outgoings

### Rates -

Approximately £18.69 per sq ft

### Service Charge

Approximately £7.50 per sq ft.

### VAT

VAT is payable on the rent and service charge.

### EPC

Rating C = 53

### Terms

A new lease is offered on terms by arrangement.

### Viewings

Contact Ian Lim on: **07885 912 982.**