

**FOR SALE / TO LET**  
**CHARACTER OFFICE IN LONDON BRIDGE SE1**  
**VIRTUAL FREEHOLD OFFERED**

**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.**  
**SALE - £735,000**  
**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.

The property is now offered for sale (Virtual Freehold) or to let on terms by arrangement.

## 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.

### **SALE**

#### **Tenure**

Virtual freehold offered. A term of 999 years granted in 2001.

Ground rent to be confirmed.

### **PRICE**

£735,000.

### **Viewings**

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