

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 - £1,075,000.
Subject to the existing tenancy.**

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

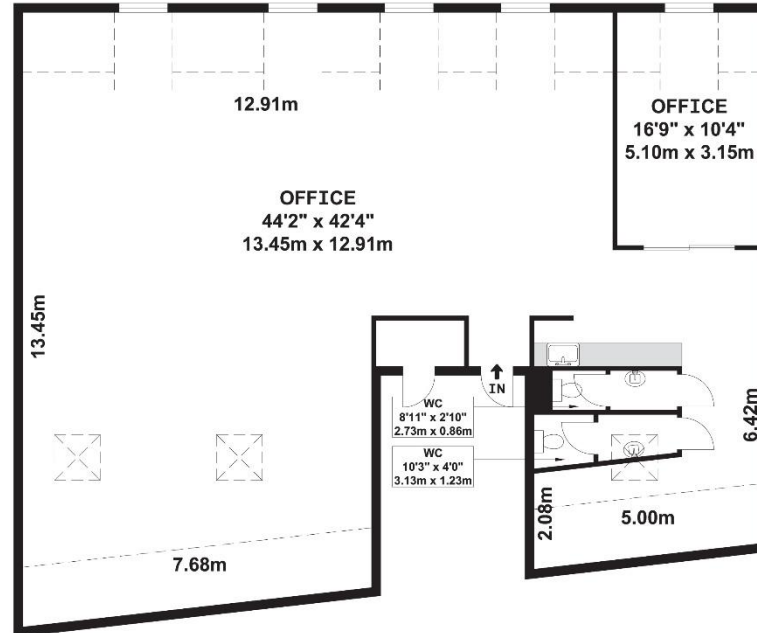
The property is located at the northern end of Borough High Street close to London Bridge mainline and underground stations providing a host of tourist attractions to include Tate Modern, The Shard, Shakespeare's Globe & HMS Belfast located close to Tower Bridge. There are also an abundance of restaurants, 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 1st June 1999 at a peppercorn ground rent.

Price

£1,075,000 (one million and seventy five thousand pounds) and subject to the following tenancy below.

Important Notice

The office is currently let to a marketing company on a lease expiring 19th December 2025, with MUTUAL break option as at 19th June 2024, at an annual exclusive rent of £63,600. Therefore the purchaser would receive this income and have the opportunity of obtaining vacant possession in June 2024.

However, the Tenant would be willing to vacate the premises earlier in the event the purchaser requires early occupation.

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

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