

**FOR SALE / TO LET**  
**NEWLY REFURBISHED COMMERCIAL UNITS, WATERLOO, SE1**  
**From 425 sq ft – 1,180 sq ft**

**Tel: 07885 912 982**



**RENT REDUCTION**

**FLEXIBLE TERMS OFFERED**

**READY TO OCCUPY**

**MINUTES FROM  
WATERLOO STATION**

**PRETTY COURTYARD**

**ONLY £34 PER SQ FT**

**AVAILABLE NOW**

**10 WHITEHORSE MEWS,  
35-37 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QD.**  
**Sizes - 425 SQ FT- 1,180 SQ FT (40 SQM – 110 SQM).**

**FLEXIBLE TERMS OFFERED**  
**RENT – FROM £14,450 - £40,000 P.A.**  
**FREEHOLD - £825,000**





















## **10 Whitehorse Mews, London SE1 7QD**

Accessed via a secure gated entrance and located within a cobbled private mews, set amongst a mixture of Live/work, residential and office buildings. Just a stone's throw from London's 'buzzing' South Bank with a host of theatres, restaurants, galleries and other local attractions nearby.

A commercial unit operating under the use Class E, arranged over the ground, first and second floors.

There is a good sized meeting room and W.C on the ground floor with additional amenities upstairs. The first and second floors are open plan with excellent natural light and modern office specifications.

All local amenities can be found just a few minutes away along Waterloo Road, Blackfriars Road and London Road. Waterloo mainline and underground station is approximately 8 minutes walk with Lambeth North underground station close by.

Freehold Sale - £825,000

Leasehold

Ground Floor - 425 sq ft @ £14,450 per annum.

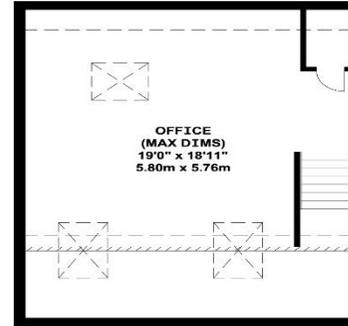
First & Mezzanine Floors – 755 sq ft - @ £25,670 per annum.

Whole Building - £40,000 per annum.

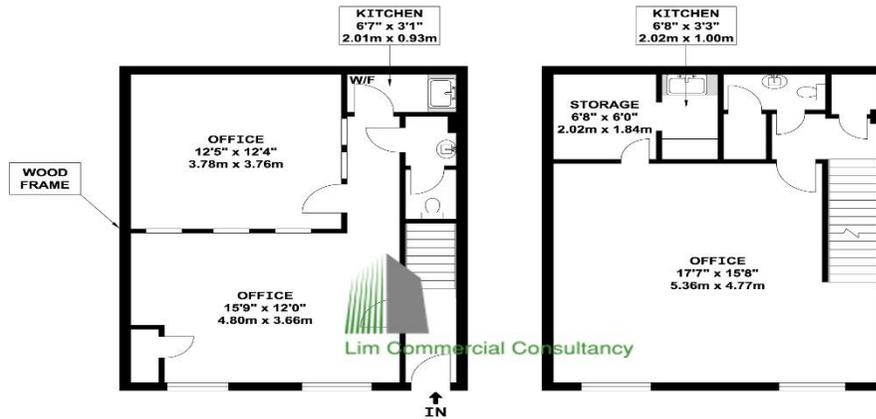
All rents are quoted exclusive of all outgoing and the property is ready to view immediately.

**WHITEHORSE MEWS  
LONDON SE1**

----- RESTRICTED HEAD HEIGHT



**SECOND FLOOR MEZZANINE**

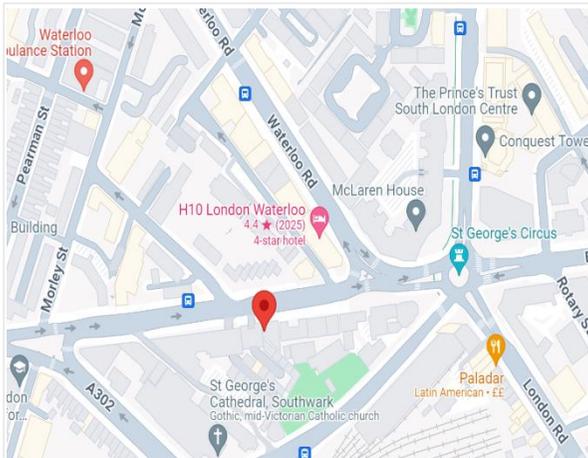


**GROUND FLOOR**

**FIRST FLOOR**

**NET FLOOR AREA 1179.72 SQ. FT / 109.60 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".



## 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 8 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 over the ground, first and second floors benefitting from a reception room, open plan offices and a meeting rooms.

Office specifications include:

- ❖ Gas central heating.
- ❖ Recessed spotlighting.
- ❖ Meeting room.
- ❖ 2 x tea-points.
- ❖ 2 x W.C facilities.
- ❖ Wood Flooring / Carpeting.
- ❖ Central location.

## Service Charge.

Approximately £400 per annum excluding buildings insurance.

## Rates

To be re-assessed.

## EPC

EPC asset rating = 107 (Band E).

## Terms

A new FRI lease offered on terms by arrangement.

## VAT

Non-applicable.

## Rent

Ground Floor - £14,450per annum.  
First / Mezzanine Floors - £25,670 per annum.  
Whole Building - £40,000 per annum.  
All rents are quoted exclusive of all outgoings.

## Further Details

Ian Lim  
Lim Commercial  
E: [ian@limcommercial.com](mailto:ian@limcommercial.com)  
Tel: 07885 912 982