

# CHARACTER OFFICE TO LET IN CENTRAL SE1

Tel: 07885 912 982

**MODERN MEDIA  
DESIGN OFFICE**

**1,175 SQ FT  
(109.2 SQM)**

**LOCATED WITHIN A  
GATED MEWS OFF  
BOROUGH HIGH  
STREET.**



**FIRST FLOOR OFFICE 7 MAIDSTONE BUILDING MEWS  
72-76 BOROUGH HIGH STREET, LONDON, SE1 1GD**

**AVAILABLE SOON.  
RENT - £49.50 per sq ft.**









## 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 bar, 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.



## Location

The property is located at the northern end of Borough High Street providing a host of amenities with Borough Market and other tourist attractions close by.

London Bridge mainline and underground station is approximately 2 minutes walk with Borough station (northern line) approximately 5 minutes away.

## Description

Forming part of a mixed use development, the office is accessed via a secure gated entrance and located on the first floor.

The office is predominantly open plan to include a separate private office, kitchen and toilet facilities.

## Office Specifications

- ❖ Wood flooring.
- ❖ Air-conditioning
- ❖ Electric Heaters
- ❖ Kitchen
- ❖ W.C facilities
- ❖ Private office
- ❖ On-site porter

## Service Charge.

Approximately £8,000 per annum

## Rates

The Rateable Value for 2023/2024 is £36,500. Therefore the rates payable is approximately £18,000

## EPC

Rating D = 88.

## Terms

A new lease offered on terms by arrangement.

## VAT

VAT is payable on the rent and service charge.

## Rent

£ 58,162.50 per annum exclusive of all outgoings.

## Further Details

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