

# SELF-CONTAINED OFFICE/LIGHT INDUSTRIAL BUILDING TO LET, SE1



**UNITS 1 ST. JAMES MEWS  
LONDON, SE1 5JX  
APPROX. 1,688 SQ FT (156 SQM)**

**£33,000 PER ANNUM EXCLUSIVE  
1 x PARKING SPACE**

# SELF-CONTAINED GROUND FLOOR



**OFFICE / STORAGE USE**



**KITCHEN / PRODUCTION AREA**



## Location

The property is located at the southern end of St James's Road close to the junction with Rotherhithe New Road (A2208) and Old Kent Road (A2). Located within a mews and within walking distance to all amenities.

## Description

The ground floor (unit 1) offers a self-contained office with high ceilings with the benefit of a mezzanine floor of approximately 112 sq ft (10.4 sm), currently used for the purpose of storage. There is an internal staircase leading up to an open plan workshop with excellent natural light.

Specifications include:

- ❖ Wooden shutter
- ❖ Kitchen
- ❖ Single W.C
- ❖ Parking for one vehicle

## Term

A new FRI lease available for a minimum term of 3 years.

## Service Charge

Re-charge of buildings insurance only.

## EPC

Energy Rating 70 - C

## Rates

To be confirmed

All interested parties are to make their own enquiries with the local authorities.

## VAT

There is no VAT elected on the property.

## Rent

£ 33,000 per annum exclusive of all outgoings

## Further Details

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