

**TO LET**

Tel: 07885 912 982

# **INDUSTRIAL MEWS BUILDING, LONDON SE1**



**UNIT 2, ST. JAMES MEWS  
LONDON, SE1 5JX  
APPROX. 2,500 SQ FT (232.3 SQM)**

**£50,000 PER ANNUM EXCLUSIVE  
PARKING SPACE INCLUDED**

## FIRST FLOOR

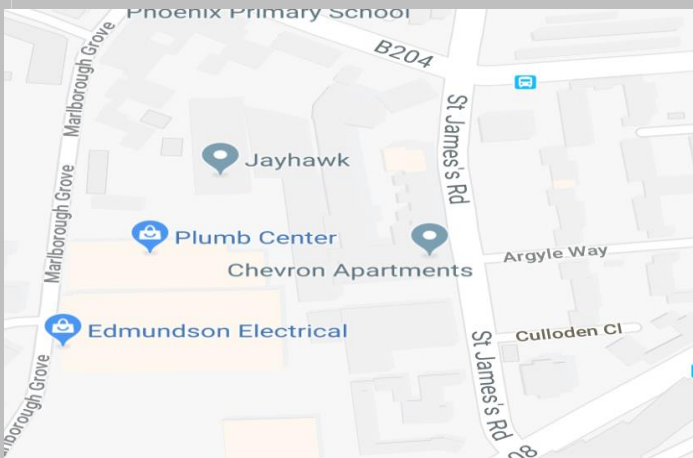


**OPEN PLAN PRODUCTION AREA**

## FIRST FLOOR



**OPEN PLAN 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

A self-contained industrial building with a production line on the ground floor currently used as a dry cleaning specialist together with ancillary office / light industrial use on the first floor benefitting from excellent natural light.

To be let unfurnished.

Specifications include:

- ❖ Solid concrete floors
- ❖ 3 phase power
- ❖ Roller shutter
- ❖ Security grills
- ❖ Tea-point
- ❖ Single W.C
- ❖ Parking for one vehicle
- ❖ Large gas heater
- ❖ CCTV

## Term

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

## VAT

There is no VAT elected on the property.

## 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.

## Rent

£ 50,000 per annum exclusive of all outgoings

## Further Details

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