

FIELD & SONS

COMMERCIAL

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GROUND/LOWER GROUND FLOOR CHARACTER OFFICE SUITE TO LET



5 MAIDSTONE BUILDINGS MEWS 72-76 BOROUGH HIGH STREET, LONDON SE1 APPROX. 2,577 SQ FT (239.4 SQM)

LOCATION

Maidstone Buildings Mews is a private gated courtyard development off Borough High Street and within a short walk of newly redeveloped London Bridge station and the popular Borough Market/Bankside locality.

Recent and on-going major regeneration has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity including 'The Shard' and 'News Building' developments at London Bridge.

DESCRIPTION

The Mews comprises a series of attractive Victorian former warehouse buildings, which have been converted to provide a mix of office and residential properties, with controlled access and on site concierge.

Office suite available arranged over ground and lower ground floor. Access is via the communal entrance from the courtyard, with then a front and rear doorway to the suite itself.

The ground floor provides a small open plan studio office plus male and female w.c.s. Internal spiral stair down to the lower ground floor which is arranged as a main open plan space, three glazed meeting rooms/private offices, fully equipped kitchen area and two further w.c.s.

5 MAIDSTONE BUILDINGS MEWS, LONDON SE1

ACCOMODATION

The property comprises the following Net Internal Floor Areas :

| | |
|--------------------|----------------------------------|
| Ground Floor | = 508 sq ft (47.2 sqm) |
| Lower Ground Floor | = 2,069 sq ft (192.2 sqm) |
| Total | = 2,577 sq ft (239.4 sqm) |

AMENITIES

Amenities for the premises include :

- Cassette heating/cooling plus electric heaters
- Panel LED lighting
- Perimeter trunking
- Timber floor (ground floor) and wood effect flooring in the lower ground floor
- Fully equipped kitchen area
- Exposed period iron columns and wood beams
- Male & female w.c.s on each level
- Security alarm

TERMS

Available by way of a new lease on terms by negotiation, outside the Landlord & Tenant Act.

RENT

£97,500 per annum. Rent is exclusive of all outgoings. VAT is applicable to the rent.

BUSINESS RATES

The current Rateable Value is £47,750 and therefore the business rates payable for the year 2018/19 are approx. £22,920.

SERVICE CHARGE

Currently approx. £1,500 per annum plus VAT.

ENERGY PERFORMANCE

EPC asset rating = 115 (Band E)

FURTHER DETAILS

For further details please contact :

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MAIDSTONE BUILDINGS MEWS – LOCATION PLAN



Important Notice

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