

TO LET SELF-CONTAINED MODERN OFFICE CLOSE TO WATERLOO IN SE1

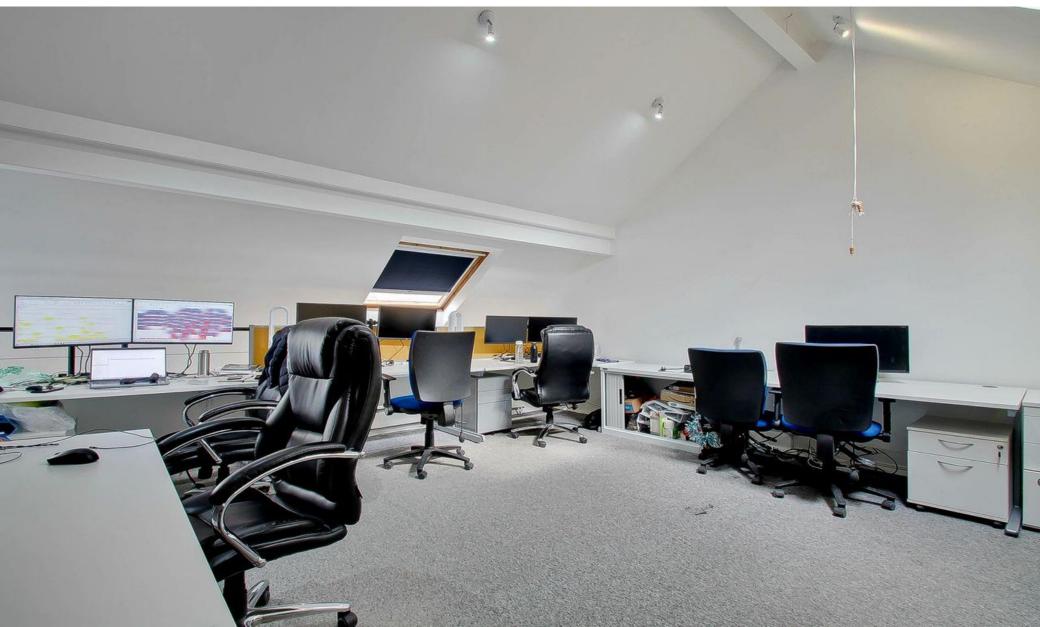


10 WHITEHORSE MEWS, 35-37 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QD APPROX. 1,180 SQ FT (110 SQM) AVAILABLE JULY 2024 RENT - £44,000 PER ANNUM

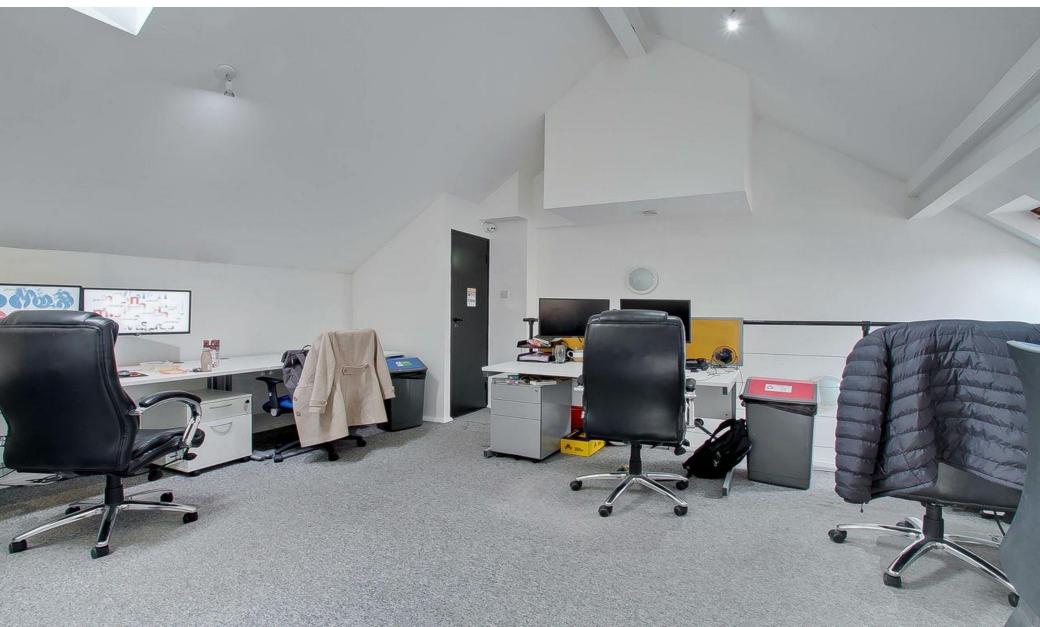




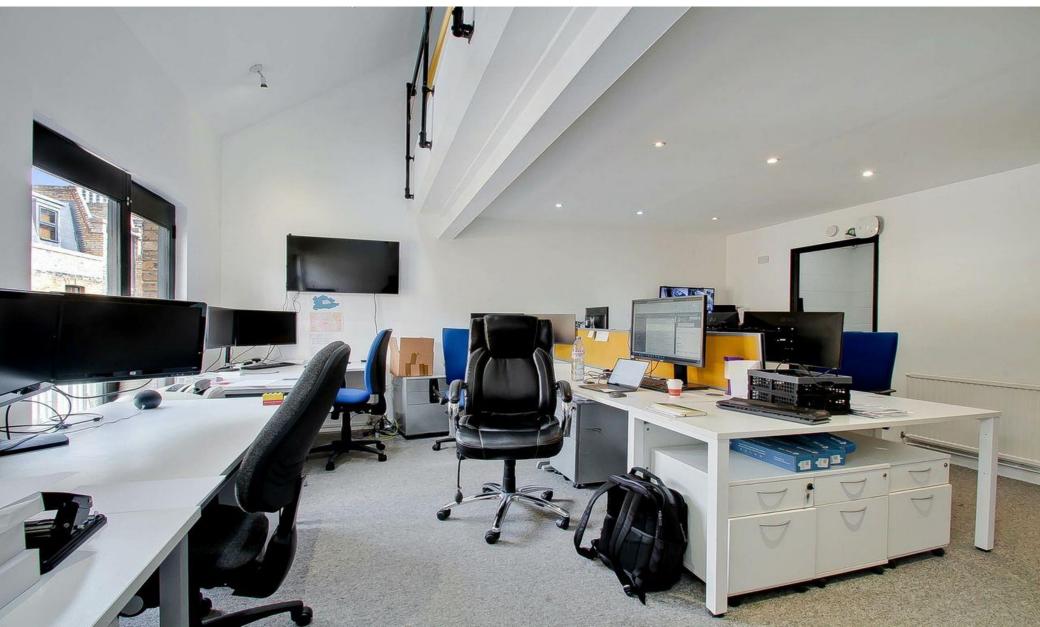


















## 10 Whitehorse Mews, London SE1 7QD

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 self-contained 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.

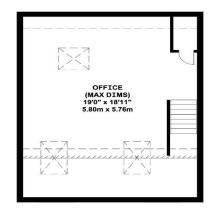
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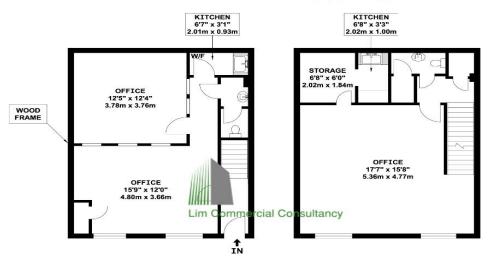
#### WHITEHORSE MEWS LONDON SE1

### Tel: 07885 912 982

----- 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

The Rateable Value for 2023/24 is £36,250. Therefore the rates payable is approximately £18,500 per annum.

### EPC

EPC asset rating = 107 (Band E).

#### Terms

A new FRI lease offered on terms by arrangement.

#### VAT

VAT is payable on the rent and service charge.

#### Rent

£ 44,000 per annum exclusive of all outgoings.

#### **Further Details**

Ian Lim Lim Commercial E: ian@limcommercial.com Tel: 07885 912 982

#### MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.