

TO LET

Tel: 07885 912 982

SELF-CONTAINED REFURBISHED OFFICE CLOSE TO WATERLOO, SE1



**10 WHITEHORSE MEWS,
35-37 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QD
APPROX. 1,180 SQ FT (110 SQM)**

**AVAILABLE NOW
RENT - £44,000 P.A**





















10 Whitehorse Mews, London SE1 7QD

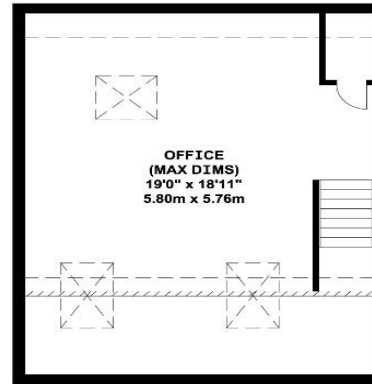
Accessed via a secure gated entrance and located within a cobbled private mews, set amongst a mixture of Live/work, residential and office buildings. Just a stone's throw from London's 'buzzing' South Bank with a host of theatres, restaurants, galleries and other local attractions nearby.

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.

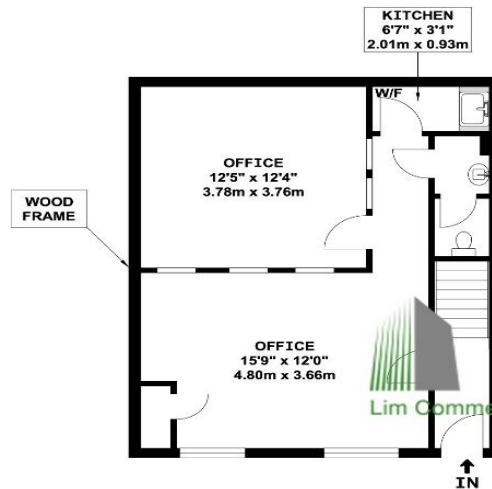
All local amenities can be found just a few minutes away along Waterloo Road, Blackfriars Road and London Road. Waterloo mainline and underground station is approximately 8 minutes walk with Lambeth North underground station close by.

Available to view immediately.

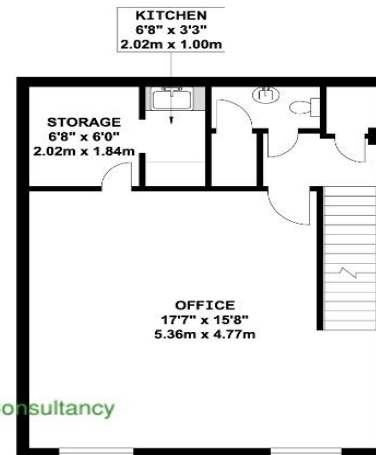
--- RESTRICTED HEAD HEIGHT



SECOND FLOOR MEZZANINE



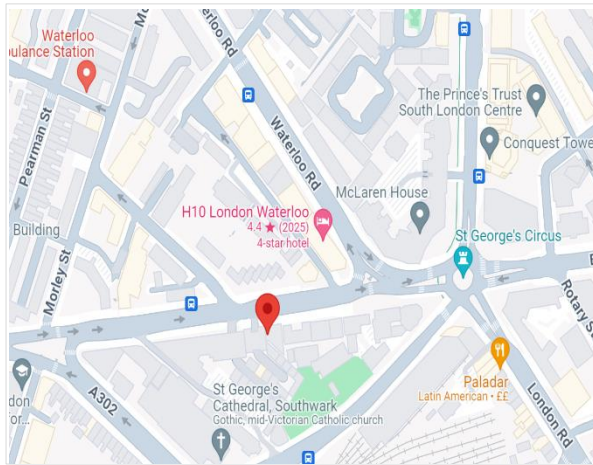
GROUND FLOOR



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