

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

Ian Lim
Lim Commercial

E: ian@limcommercial.com

Tel: 07885 912 982