

TO LET 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

Tel: 07885 912 982



FIRST FLOOR



OPEN PLAN PRODUCTION AREA



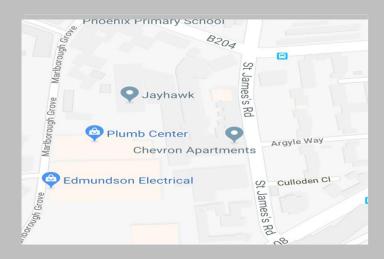
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Location

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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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.