



## Units 1 & 2 St James Mews, Southwark, SE1 5JX

### *INDUSTRIAL BUILDING TO LET*

### TO LET

**Area: 3,920 FT<sup>2</sup> (364M<sup>2</sup>) | Rent: £70,000 PA |**



**Location**  
SE1



**Availability**  
Immediate



**Parking**  
Forecourt



**CCTV**  
On-site

#### LOCATION:

The available industrial unit 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),

The commercial building is located within a mews and within walking distance to a number of local amenities.

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### DESCRIPTION:

The ground floor (unit 1) offers a self-contained office with high ceilings and ample storage throughout. Adjacent to the office (unit 2) provides light industrial production space previously used as a dry cleaning specialist. There is an internal staircase at unit 2 leading to the first floor (units 1 & 2), predominantly open plan with an open well to allow easy access to transfer items from one floor to the other. Permission to create an open area on the ground floor will be granted by the landlord.

Ready for occupation.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Units 1 & 2	3,920	364
<b>TOTAL</b>	<b>3,920FT<sup>2</sup></b>	<b>364M<sup>2</sup></b>

### AMENITIES:



**Natural Light**  
Good



**Frontage**  
Prominent



**Use consent**  
B1 / B8



**Loading Dock**  
Forecourt



**3 Phase Power**  
On-site



**Roller Door**  
Installed

### TENURE:

A new lease available for a term to be agreed.

<b>RENT PA:</b>	£70,000	<b>VAT:</b>	Applicable
<b>SERVICE CHARGE:</b>	A nominal charge	<b>RATES PAYABLE:</b>	Estimated at approx £8,271 pa.
<b>EPC:</b>	Available upon request.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

### CONTACT:

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