



Industrial Unit To Let

Units 1 & 2, St. James Mews, London, SE1 5JX

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.

Size

Approximate measured floor area as follows:

Total GIA 2,945 sq.ft 273.6 sq.m

Tenure

Available on a new lease with terms to be agreed.

Rent

£55,000 per annum exclusive

Accommodation

The ground floor (unit 2) provides light industrial space previously used as a dry cleaning specialist. There is an internal staircase leading to the first floor (units 1 & 2), predominantly open plan with open wells to allow easy access to transfer items from one floor to the other.

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



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Business Rates

The rateable Value for 2018/2019 is £17,750 per annum. Therefore the rates payable is approximately £8,272 per annum.

Use

B1/B2/B8 uses permitted.

Alternative use may be possible subject to planning permission.

VAT

All figures are plus VAT.

EPC

Energy Rating 70 - C

Contact

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