

# USP.

5 Maidstone Buildings  
Mews  
London SE1 1GN

**OFFICE FOR SALE OF  
INTEREST TO OWNER  
OCCUPIERS OR INVESTORS**

1,526 SQ FT

usp.london  
020 3757 7777







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## Description

### Office for Sale in Stunning Private Mews moments from Borough Market

Maidstone Buildings Mews is a charming and exceptionally attractive private gated mews. Positioned immediately off Borough High Street it comprises former Victorian warehouses converted into a mix of offices and apartments and offers an oasis of calm off the bustling high street.

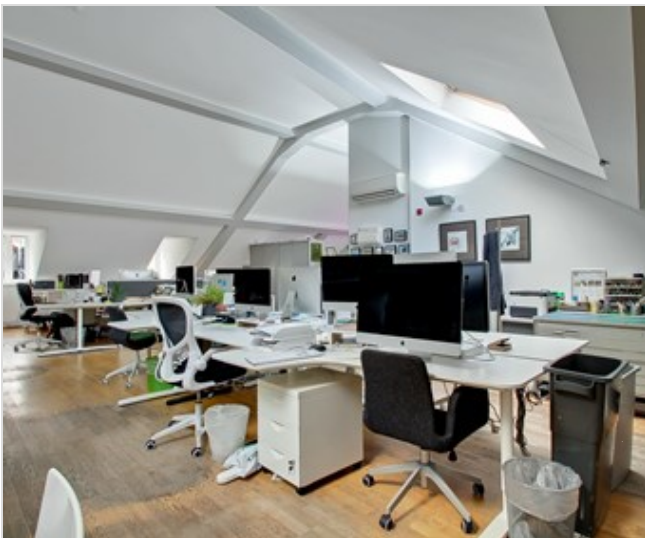
The third floor office occupies the entire top floor and has an attractive and very high pitched ceiling. Velux and dormer windows provide very good natural light.

The Net Internal Area is 1,526 sq ft, however in addition there is a further approx 300 sq ft that has restricted head height but is still useful space.

The office has been stylishly fitted out and specification includes; 2 WCs within demise, open plan kitchen, meeting room (demountable), timber floor, part exposed brick and air cooling.

The office is currently let on a lease expiring 19th June 2024, at an annual rent of £63,600 exclusive. Possession can therefore be obtained from June 2024, or potentially prior to this subject to agreement with tenant.

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## Accomodation

Floor	Availability	Area (sq ft)	Price
3rd Floor	Available	1,526	£1,200,000
<b>TOTAL</b>		<b>1,526</b>	

## Amenities

Timber Floor

Exposed original brickwork (in parts)

Kitchen

Bike Store

High-speed internet connection (200 mbps) via leased line

Secure gated mews

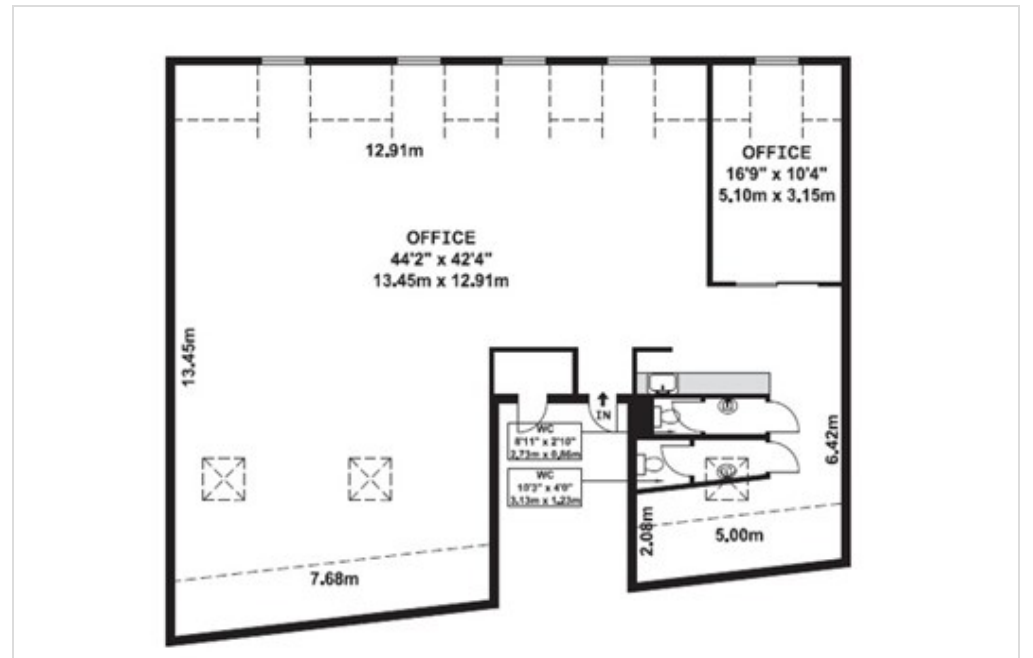
Air-cooling

High pitched ceiling and column free floor plate

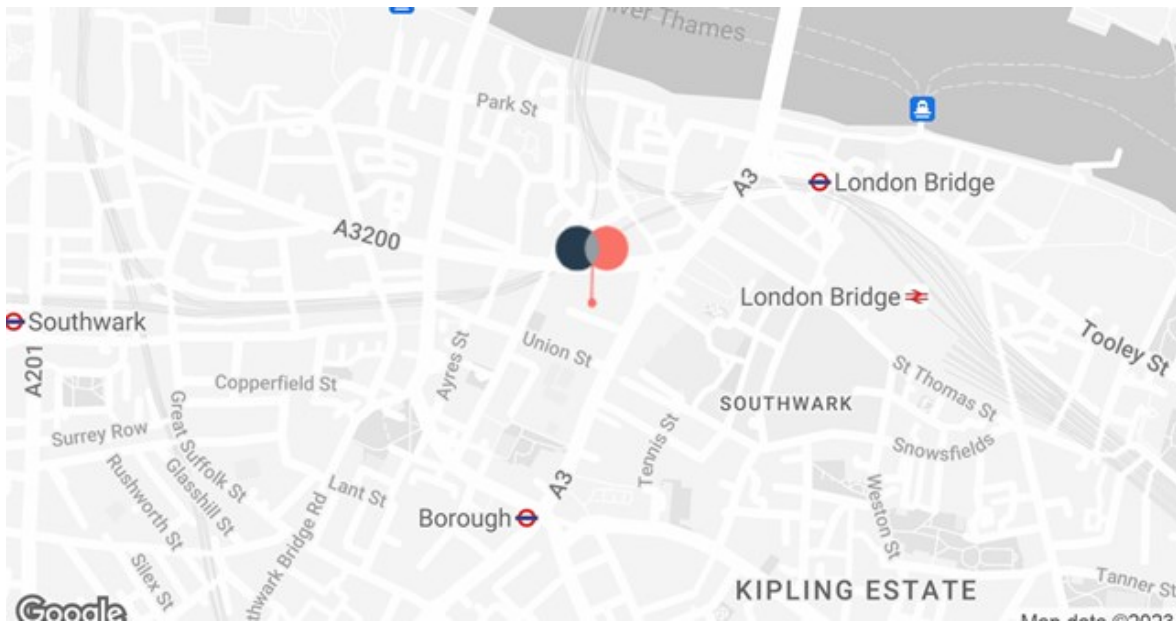
WCs within demise

Meeting room (demountable partition)

On-site concierge







## Location

Maidstone Buildings Mews runs off the west side of Borough High Street, approximately 50 metres north of the junction with Union Street.

Borough Market is within a two minute walk and offers an outstanding section of restaurants, street food and market produce.

Borough High Street has a large variety shops as well as excellent eating and drinking options.

London Bridge Station (Mainline, Jubilee and Northern Lines) is approximately 4 minutes walk with Borough station (Northern line) approximately 5 minutes away.

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## Further Information

A 999 year lease from June 1999, subject to a peppercorn ground rent. Vacant Possession can be granted from June 2024 (or potentially sooner by arrangement).

Price	Service Charge
Guide £1,200,000 + VAT	£3.80 per sq ft

Rates	EPC
£13.82 per sq ft (year 2023/24)	B -28

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