

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





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 of 4 metres. 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.



5 Maidstone Buildings Mews,
London, SE1 1GN



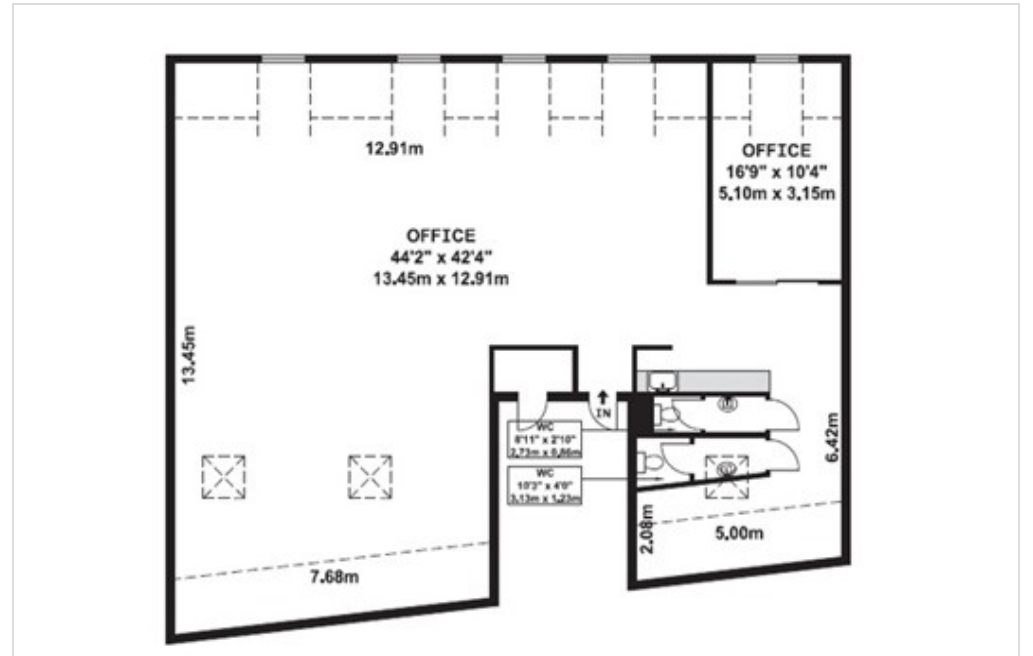
5 Maidstone Buildings Mews,
London, SE1 1GN

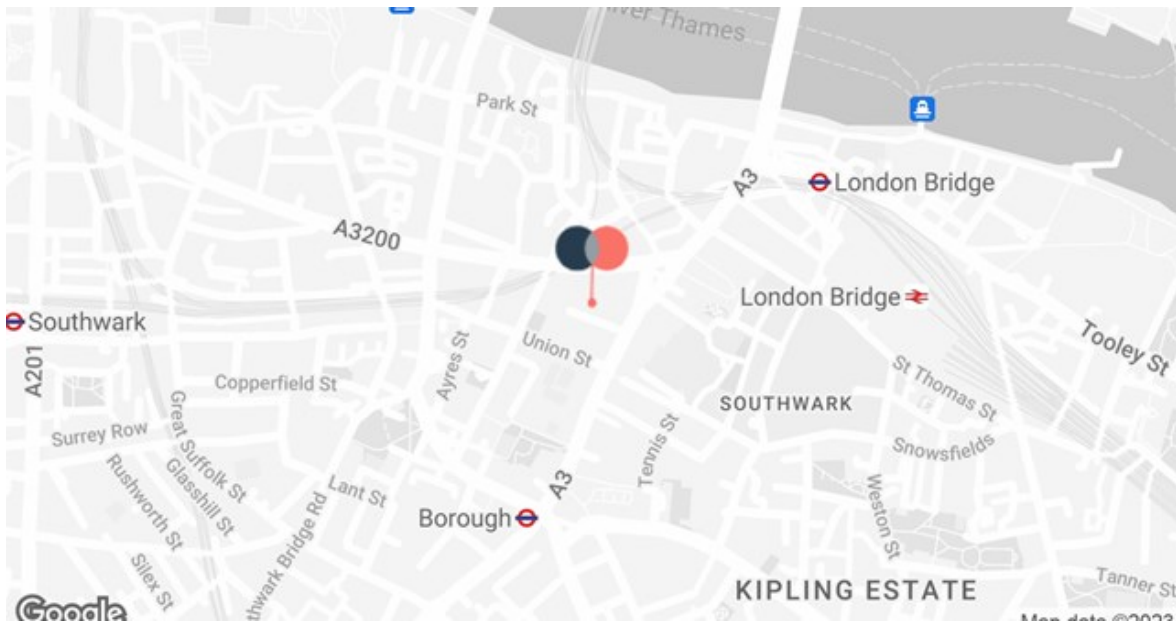
Accommodation

Floor	Availability	Area (sq ft)	Price
3rd Floor	Available	1,526	£1,075,000
TOTAL		1,526	

Amenities

Timber Floor	Air-cooling
Exposed original brickwork (in parts)	High pitched ceiling and column free floor plate
Kitchen	WCs within demise
Bike Store	Meeting room
High-speed internet connection (200 mbps) via leased line	On-site concierge
Secure gated mews	4 m floor to ceiling heights at peak





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.

5 Maidstone Buildings Mews,
London, SE1 1GN

Further Information

A 999 year lease from June 1999, subject to a peppercorn ground rent.

Price	Service Charge
£1,075,000 + VAT	£3.80 per sq ft

Rates	EPC
£13.82 per sq ft (year 2024/25)	B -28

Rupert Cowling	Max Humphreys
USP London	USP London
07736 880317	07718 484284
rupert@usp.london	max@usp.london

Ian Lim

Lim Commercial

07885 912 982

ian@limcommercial.com

Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 04/07/2024