

## Studio A 7 Maidstone Buildings Mews SE1 1GD

### Unique Refurbished Self-Contained Studio

To Let

Close to London Bridge SE1



Approximately 1097 sq ft ( 102 sq M )

## Location

The property is located at the northern end of Borough High Street and less than a 33 minute walk from London Bridge mainline and underground station (Jubilee/Northern). The immediate location has undergone significant improvement and regeneration in recent years.

Borough Market is within very close proximity offering a large selection of restaurants, cafes and bars.

## Accommodation

This former warehouse has been comprehensively internally refurbished to a high standard , retaining its original period features .

The Studio occupies part of the first floor and is approached via an attractive gated private Courtyard, leading directly from Borough High Street .

## Specification

- Wood flooring
- Air conditioning
- Kitchen
- On-site Porter
- Secure bicycle storage
- 24 Hour Access



## Quoting rent

An exclusive rent of £ 52,656 per annum subject to review every five years

## Terms

A new lease directly from the landlord for a term by arrangement

## Outgoings

Rates and Service charges are 12 psf and £3 psf payable respectively

## EPC Rating C (52)

## Viewings

Strictly by appointment through sole letting agent - James Couse, Heyford Masons

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