

FIELD & SONS

COMMERCIAL

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PERIOD MEWS OFFICE BUILDING TO LET



11-12 WHITEHORSE MEWS 37 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QD APPROX. 2,190 SQ FT (203.5 SQ M)

LOCATION

Whitehorse Mews is located on Westminster Bridge Road, close to St George's Circus and Lambeth North Underground (Bakerloo line) but also within walking distance of the transport and leisure hub at Waterloo station and the various attractions of the Southbank.

DESCRIPTION

Comprises a self-contained office building within this period cobbled Mews behind an electric security gate with entryphone control, providing a quiet secluded setting whilst still being a very central location.

Arranged over ground and two upper floors with each level providing offices either side of the central staircase plus kitchen points in the ground and second floors, total of four w.c.s (one with shower) and also store rooms. There is also a second entrance and staircase on the left hand side of the property. Has the benefit of one demised parking space in front of the building.

11-12 WHITEHORSE MEWS

ACCOMODATION

Ground Floor : 769 sq ft (71.4 sq m)
First Floor : 697 sq ft (64.8 sq m)
Second Floor : 724 sq ft (67.3 sq m)
Total : 2,190 sq ft (203.5 sq m)

AMENITIES

- Gas central heating
- Recessed spot lighting
- Perimeter trunking
- New wood flooring
- Period mews courtyard setting
- Newly redecorated throughout
- Security alarm
- Parking
- Fully self-contained with own kitchens, w.c.s & shower

TERMS

New lease on terms by arrangement.

RENT

£93,000 per annum, exclusive of all outgoings.

BUSINESS RATES

Approx. £40,515 payable for the year 2025/26 (the Rateable Value being £73,000).

SERVICE CHARGE AND INSURANCE

TBC

ENERGY PERFORMANCE

EPC Asset Rating = 74 (Band C).

FURTHER DETAILS

For further details please contact :

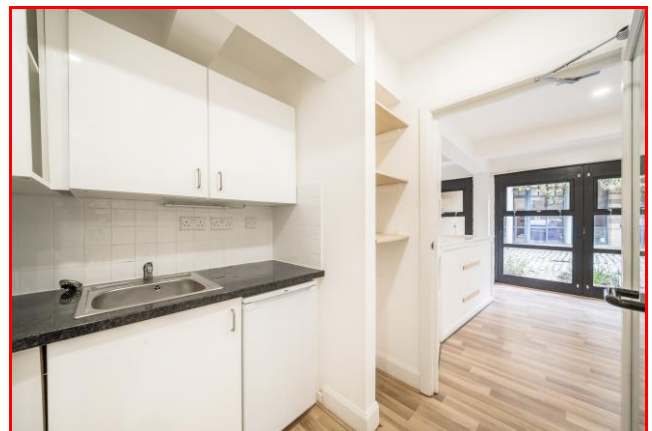
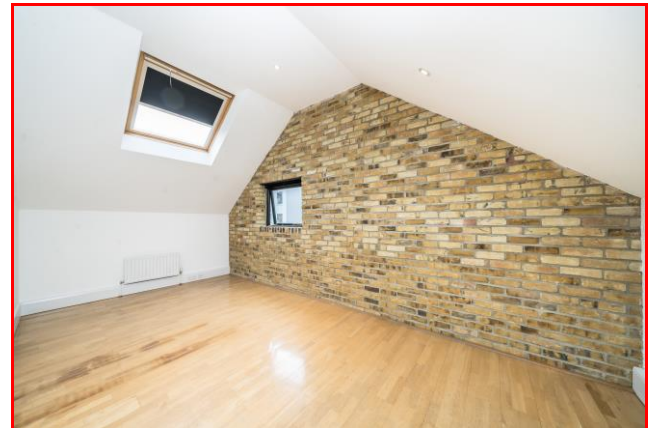
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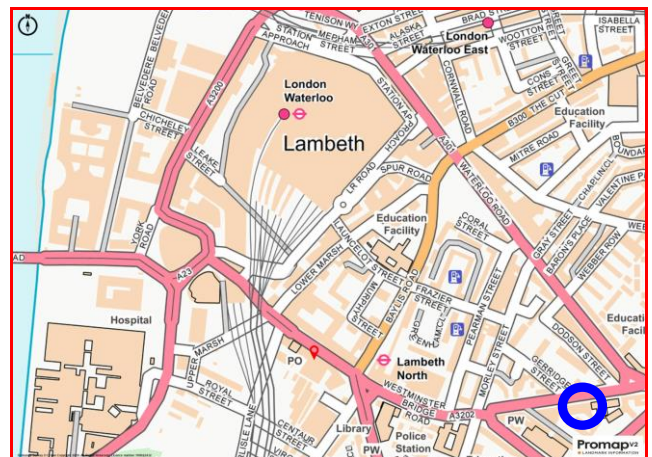


Important Notice

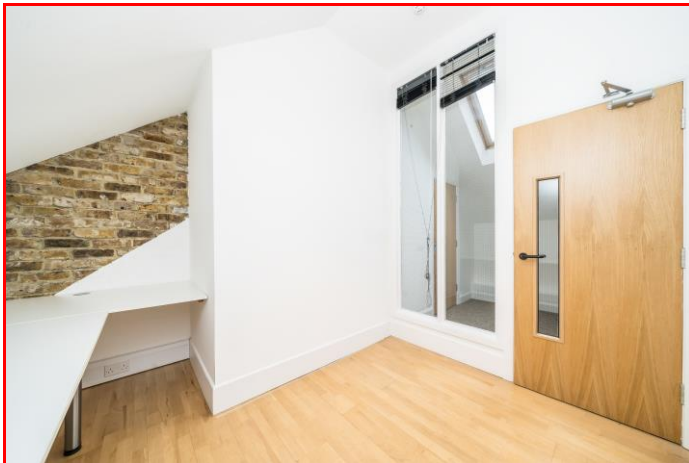
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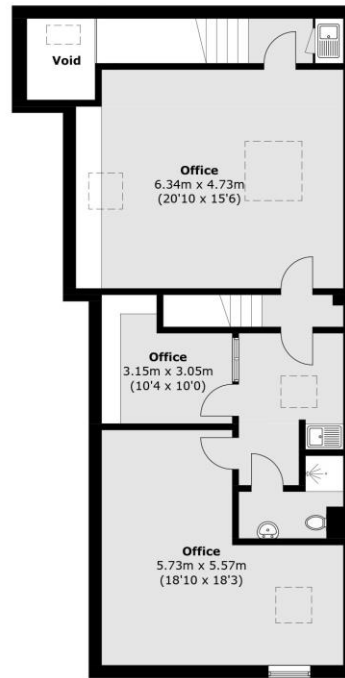
WHITEHORSE MEWS – LOCATION PLAN



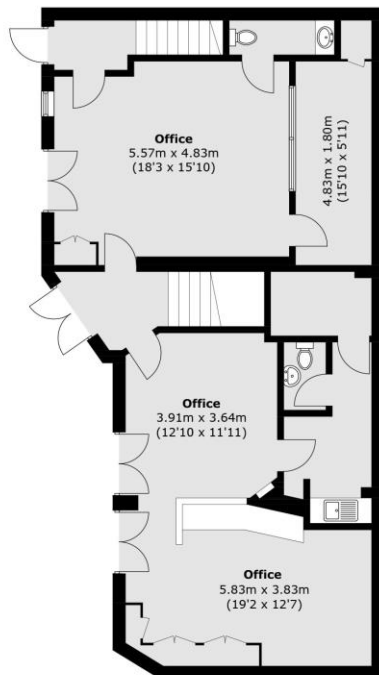
11-12 WHITEHORSE MEWS



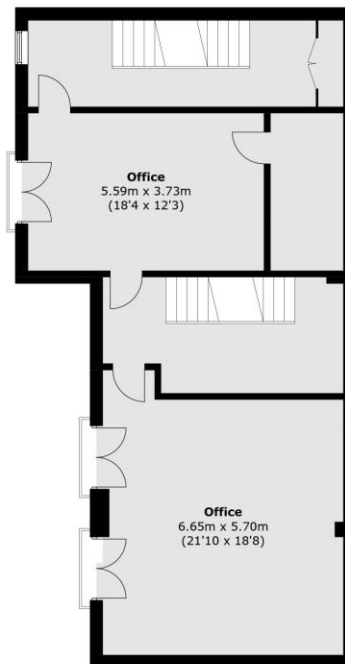
11-12 WHITEHORSE MEWS



Second Floor



Ground Floor



First Floor

Total area (approx.): 288.9 sq. m (3,109.6 sq. ft)