

**QUIET COURTYARD SETTING
(OFF WESTMINSTER BRIDGE ROAD)
MODERN MEWS OFFICE BUILDING
TO LET**



**11-12 Whitehorse Mews, 37 Westminster Bridge Road,
London, SE1 7QD**

Type

Modern Courtyard office building with car parking space accessed via electronic security gates and with Entryphone system.

Lease

Offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

Rent

£75,000 per annum exclusive.

Areas

Net Internal Area – 2,190 square feet (204 square metres) arranged over three floors.

Planning

Class 'E' Use to include Offices, Leisure, Medical and Educational Uses permitted.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Ground, First and Second Floor Offices, 11-12 Whitehorse Mews, 37 Westminster Bridge Road, London, SE1 7QD

LOCATION: The office building is conveniently located just off the busy Westminster Bridge Road close by to St George's Circus and Lambeth North Underground (Bakerloo line). Waterloo Station and the leisure attractions of the Southbank are a short walk away.

DESCRIPTION: A self-contained Mews office building arranged over three floors and situated in a quiet and secluded Courtyard setting.

The interior of the building provides the following areas (See Floor Plan attached):

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)

Net Internal Area: 2,190 square feet (203.5 square metres).

Plus, Two Kitchenettes and Four Washrooms (one with fitted Shower Cubicle).

Features Include:

- * Electronic Security Entrance Gates with Entryphone System.
- * Gas fired central heating system with radiators.
- * Security Alarm installed.
- * Perimeter trunking.
- * Modern recessed spotlighting.
- * Modern wood flooring throughout.
- * Parking space directly in front of building.

PLANNING: The property has the benefit of Class 'E' Planning Use which includes Office, Medical, Educational and Leisure uses.

BUSINESS RATES: The annual Business Rates payable for the year ending 31st March 2027 are approximately £33,110.

LEASE: The building is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

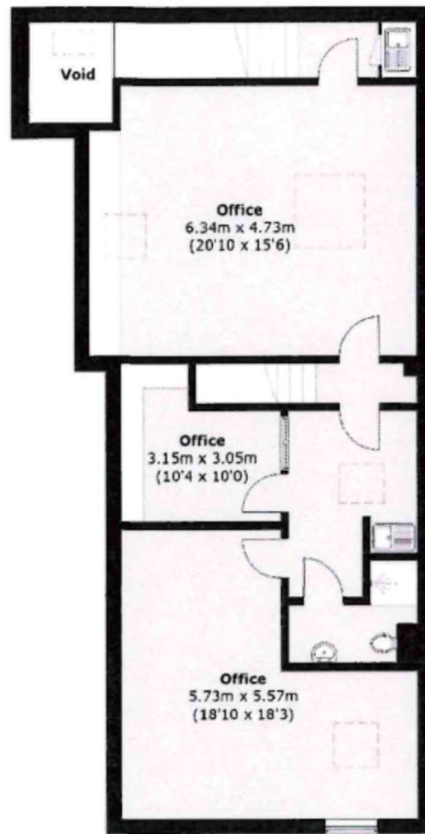
ASKING RENT: **£75,000** per annum exclusive.

EPC: Energy Efficiency Rating of C 74.

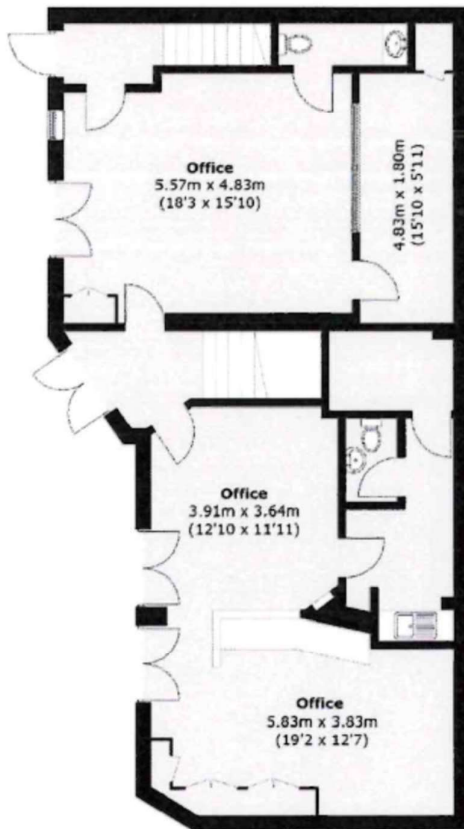
LEGAL COSTS: Each party to cover their own legal costs.

FURTHER DETAILS/VIEWING: Strictly by appointment only with Wallakers Commercial on 020 8399 5381.

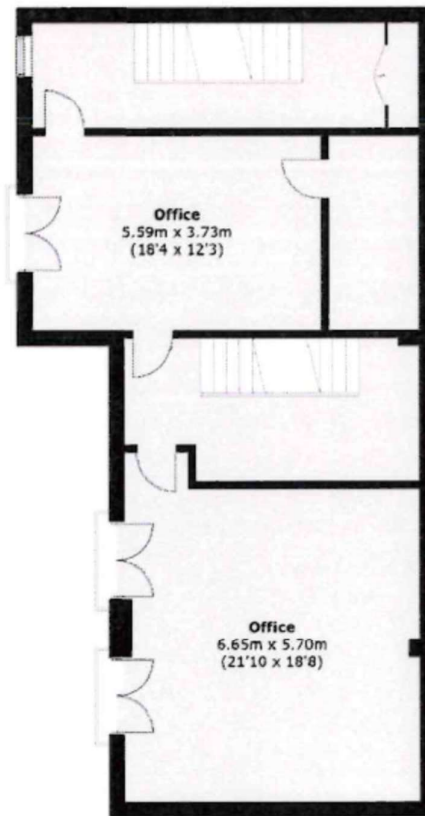
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Carlie Sandys: csandys@wallakerscommercial.com



Second Floor



Ground Floor



First Floor