

FIELD & SONS

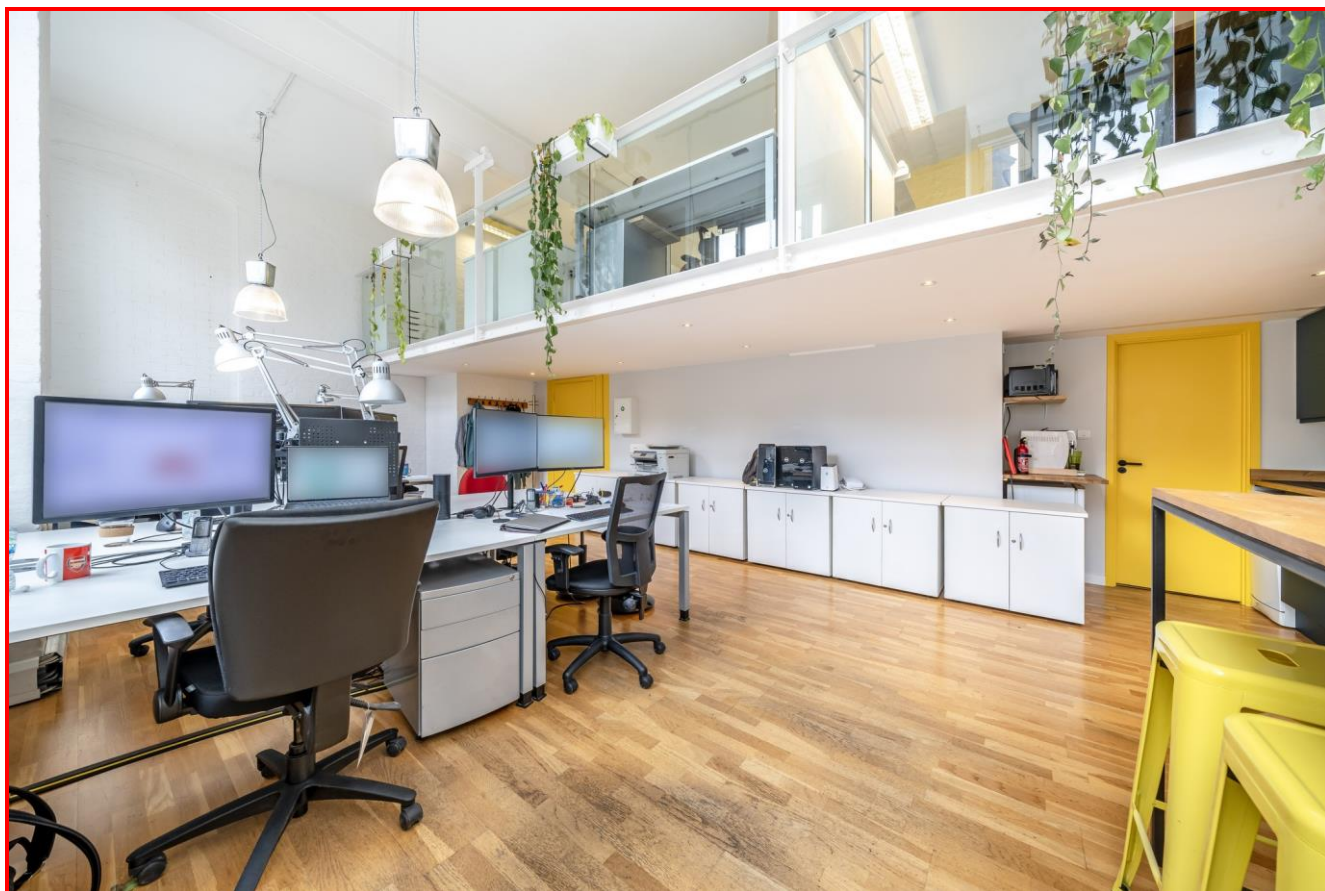
COMMERCIAL

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STUDIO OFFICE TO LET



UNIT 1G THE CHANDLERY **50 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QY.** **APPROX. 859 SQ FT (79.80 SQ M)**

LOCATION

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

DESCRIPTION

Comprises a newly refurbished stylish, contemporary studio office within this complex of period former school buildings, converted to provide a mixture of commercial, residential and live-work units.

Accessed via the communal entrance from the central gated courtyard, with stairs and passenger lift to the upper floors. The unit is located on the first floor and is arranged as an open plan office plus mezzanine floor providing another small office space plus glazed meeting room. Own kitchen point w.c. and shower within the office.

The approximate Net Internal Floor area is 859 sq ft (79.80 sqm).

UNIT 1G THE CHANDLERY

AMENITIES

Newly fully refurbished, amenities include:

- Electric heating.
- Pendant lighting.
- Cat V cabling.
- Wooden and carpet flooring.
- Entryphone.
- Own fully equipped kitchen.
- Passenger lift.
- Excellent natural light via double height sash windows.
- WC and Shower
- Further w.c.s, shower and meeting room facilities in common areas.

TERMS

To let by way of a new commercial lease on terms by arrangement. **Rent £45,000 per annum, exclusive of all outgoings.**

VAT is applicable.

BUSINESS RATES

Approx. £12,850 payable for the year 2024/25 (the Rateable Value being £25,750).

SERVICE CHARGE AND INSURANCE

TBC

ENERGY PERFORMANCE

To be assessed.

FURTHER DETAILS

For further details please contact :

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Important Notice

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THE CHANDLERY – LOCATION PLAN

