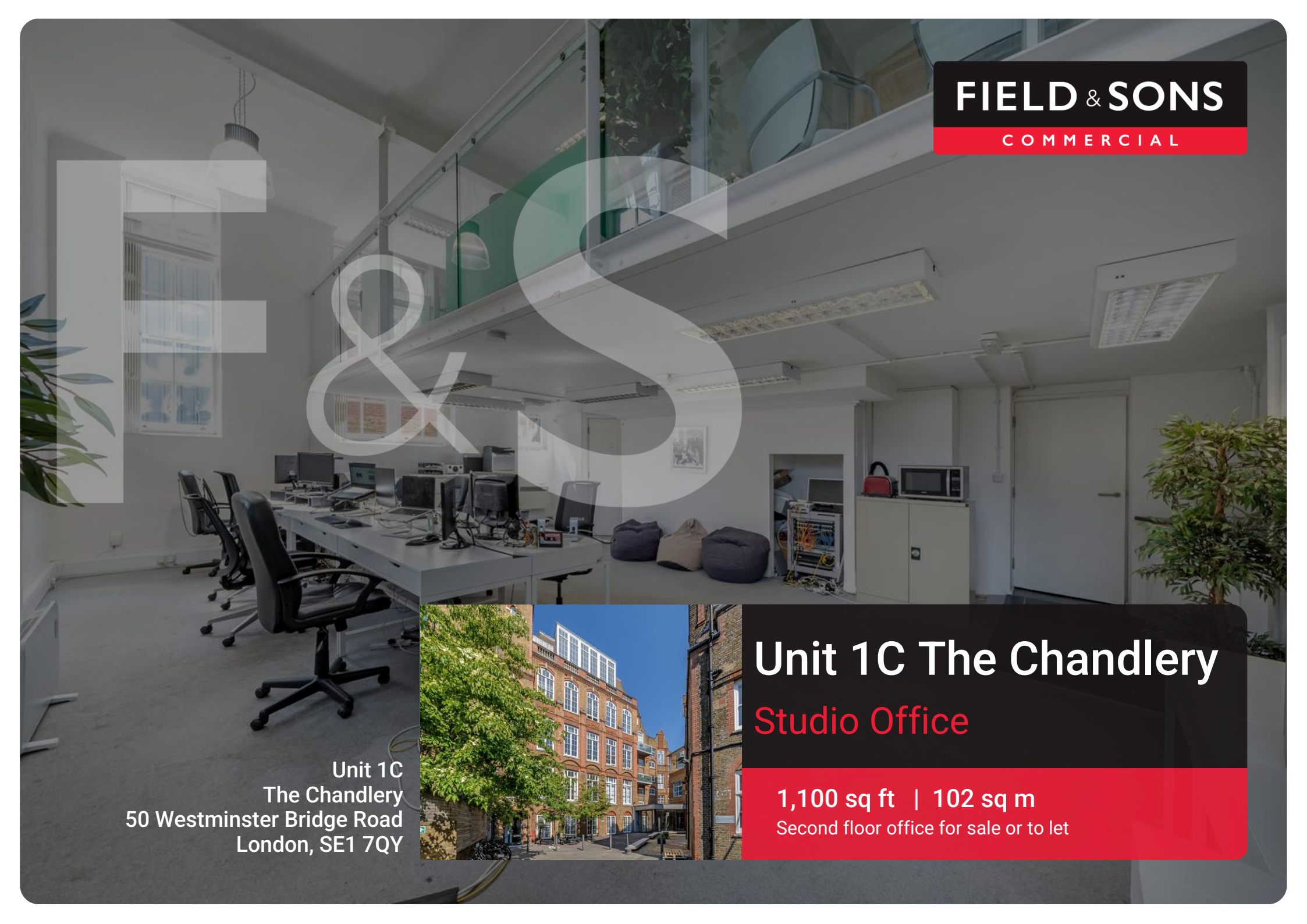




FIELD & SONS

COMMERCIAL

Unit 1C The Chandlery

Studio Office

1,100 sq ft | 102 sq m

Second floor office for sale or to let

Unit 1C
The Chandlery
50 Westminster Bridge Road
London, SE1 7QY



Unit 1C The Chandlery

Studio Office For Sale Or To Let

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 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 together with glazed meeting room. Own kitchen point and w.c. within the office.

The approx. gross floor area is 1,100 sq ft (103 sqm).

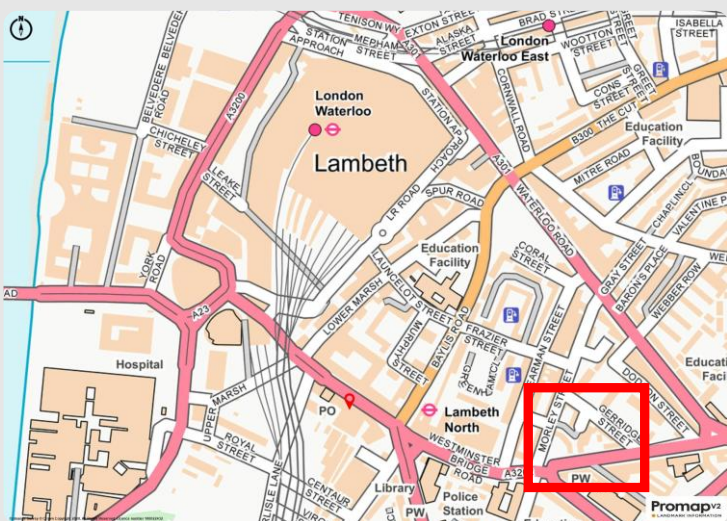
Amenities

- Electric heating.
- Cat II lighting.
- Cat V cabling.
- Carpet in office, tiled in kitchen & WC
- Entryphone.
- Fully equipped kitchen.
- Passenger lift.
- Excellent natural light via double height sash windows.
- Further w.c.s, shower and meeting room facilities in common areas.



Unit 1C The Chandlery

Studio Office For Sale Or To Let



PROPOSAL

The unit is offered for sale by way of the existing virtual freehold of 999 years from 2007 **Offers are sought in the region of £675,000.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £35,000 per annum, exclusive of all outgoings.**

VAT is applicable to both the price and rent.

BUSINESS RATES

TBC

SERVICE CHARGE AND INSURANCE

TBC

ENERGY PERFORMANCE

EPC Asset Rating = 110 (Band E).

Disclaimer - Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

FIELD & SONS
COMMERCIAL

For further details, please contact:

Ben Locke or Nigel Gouldsmith

Tel: **020 7234 9639**

E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz