

FIELD & SONS

COMMERCIAL

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STUDIO OFFICE FOR SALE OR TO LET



UNIT 1C THE CHANDLERY 50 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7QY. APPROX. 1,100 SQ FT (102.19 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 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 approximate Gross Internal Floor area is 1,100 sq ft (102.19 sqm).

UNIT 1C THE CHANDLERY

AMENITIES

Newly fully refurbished, amenities include:

- 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.
- Window shutters,

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 £824,500.**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £42,680 per annum, exclusive of all outgoings.**

VAT is applicable to both the price and rent.

BUSINESS RATES

TBC

SERVICE CHARGE AND INSURANCE

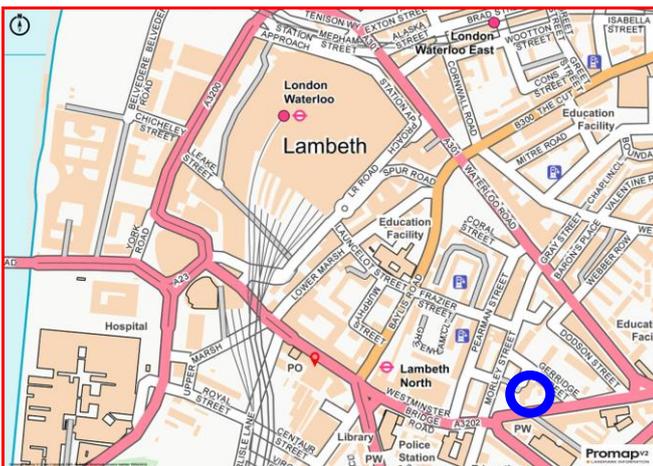
TBC

ENERGY PERFORMANCE

EPC Rating: E



THE CHANDLERY – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

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