

BUTLERS WHARF BUILDING, 36 SHAD THAMES, LONDON SE1

2,440 SQ FT



DESCRIPTION

Butlers Wharf is a historic Grade II listed warehouse on the south bank of the river Thames with exceptional views directly over Tower Bridge.

The Part 1st Floor offers a self-contained office with two Juliette balconies, exposed brick walls, exposed concrete columns and male and female WC's.

The local area is bustling with a number of exciting new independent restaurants & bars, art galleries, markets, cafes, museums and the recently opened Bridge Theatre.

LOCATION

Butlers Wharf benefits from excellent transport links with London Bridge Station providing a mainline central London terminus.

London Bridge, Bermondsey, Monument and Tower Hill Underground stations and Tower Gateway (DLR) are all within a short walk of the property. River boat services are at nearby Tower Pier and London Bridge City Pier.

SPECIFICATION

- Exceptional views of the River Thames and Tower Bridge.
- Two Juliette balconies.
- Exposed brick walls and exposed concrete columns.
- New LED lighting.
- Air conditioning.
- Raised floors.
- Demised male and female WC's.

AVAILABLE ACCOMMODATION

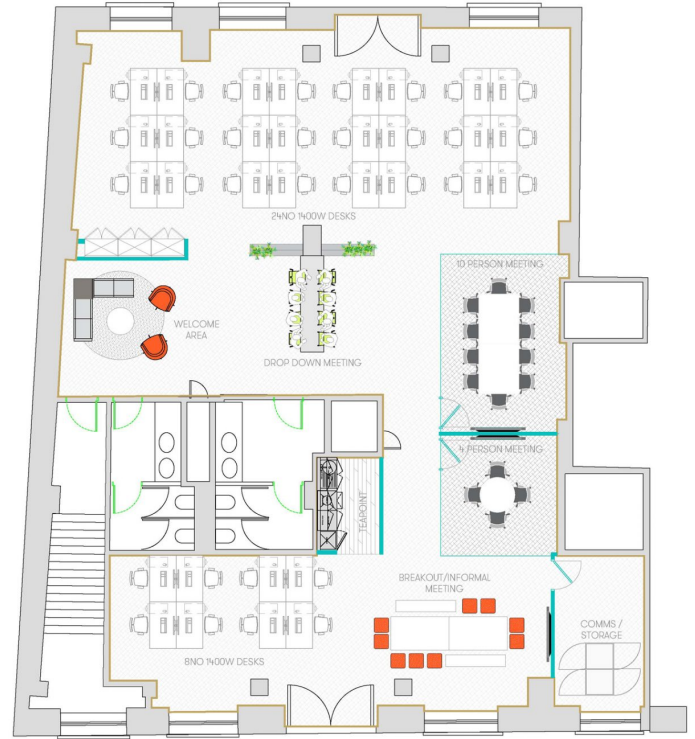
FLOOR	SQ FT	SQ M
PART FIRST WEST	2,440	227
TOTAL	2,440	227

MAP



INDICATIVE SPACE PLAN - FIRST FLOOR WEST

2,440 sq ft.



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	£59.50 per sq ft.
Rates Estimate:	£13.22 per sq.ft.
Service Charge:	£4.00 per sq.ft.
VAT:	Elected.
EPC:	C62.

CONTACT

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FURTHER INFORMATION

