

INDIA HOUSE, 45 CURLEW STREET, LONDON SE I

2,605 - 9,049 SQ FT







DESCRIPTION

India House comprises a former spice warehouse that today provides modern office accommodation.

The First and Part Ground floors are available fully fitted out with the benefit of all existing furniture by arrangement.

LOCATION

A prime South Bank location in the heart of Butlers Wharf.

The area continues to thrive with new developments bringing exciting restaurants, cafes, bars and cultural attractions including Gunpowder, The Ivy, Vinegar Yard market and Bridge Theatre .

London Bridge station provides excellent transport links with Thameslink, Southern and South Eastern Trains as well as access to Jubilee and Northern underground lines.

Bermondsey, Monument, Tower Hill and Tower Gateway (DLR) are all within walking distance.

River boat services are at nearby Tower Pier and London Bridge City Pier.

SPECIFICATION

- Fully fitted out with benefit of all existing furniture by arrangement.
- Air conditioning.
- Raised floors.
- Male and female WC's on each floor.
- Two passenger lifts.
- Commissionaire.
- Showers.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
FIRST	6,444	599
PART GROUND	2,605	242
TOTAL	9,049	841



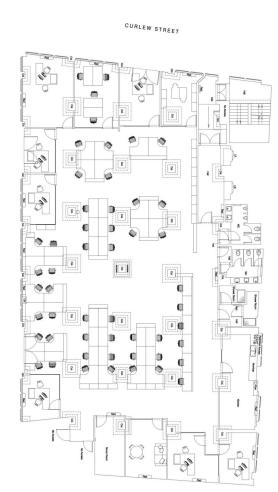
MAP





FLOOR PLAN

First Floor



TENURE

Lease: Assignment or sublease until 30th

September 2021. Alternatively, a new lease may be available for a term by arrangement from the landlord.

Guide Rent: £TBC per sq ft.

Rates Estimate: £15.27 per sq ft (1st). £14.40 per sq ft (G).

Service Charge: £9.22 per sq ft. VAT: Elected.

EPC: C68 (1st). C70 (G).

CONTACT

Tom Kemp

+44 (0)207 100 5555 tom@hk-london.com

Stephen Foster

+44 (0)207 100 5555 stephen@hk-london.com

Monique Kelliher

+44 (0)207 100 5555 monique@hk-london.com

MISREPRESENTATION ACT 1967 - HK Property Services Ltd for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HK Property Services Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of HK Property Services Ltd has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HK Property Services Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.