

INDIA HOUSE, 45 CURLEW STREET,  
LONDON SE1

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.

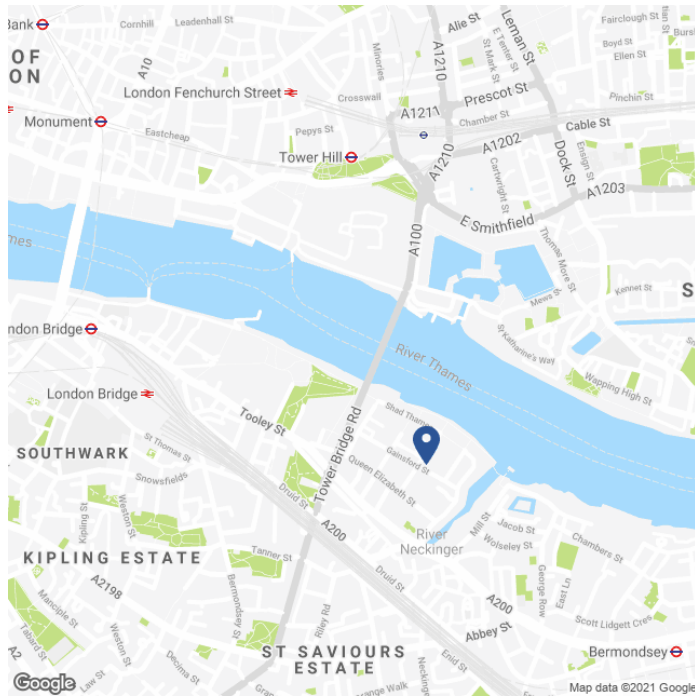
## SPECIFICATION

- 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

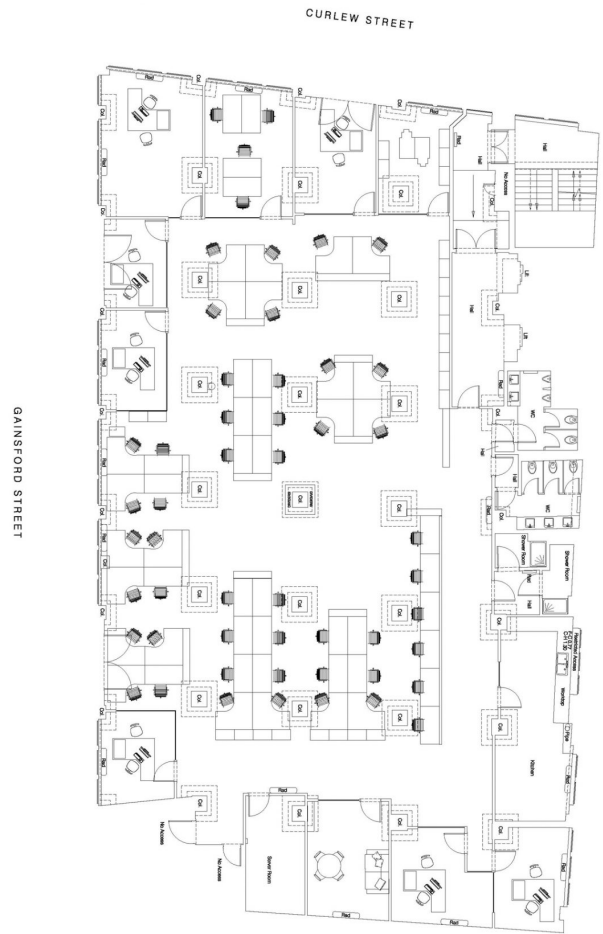
FLOOR	SQ FT	SQ M
FIRST	6,444	599
PART GROUND	2,605	242
TOTAL	9,049	841

## 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

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