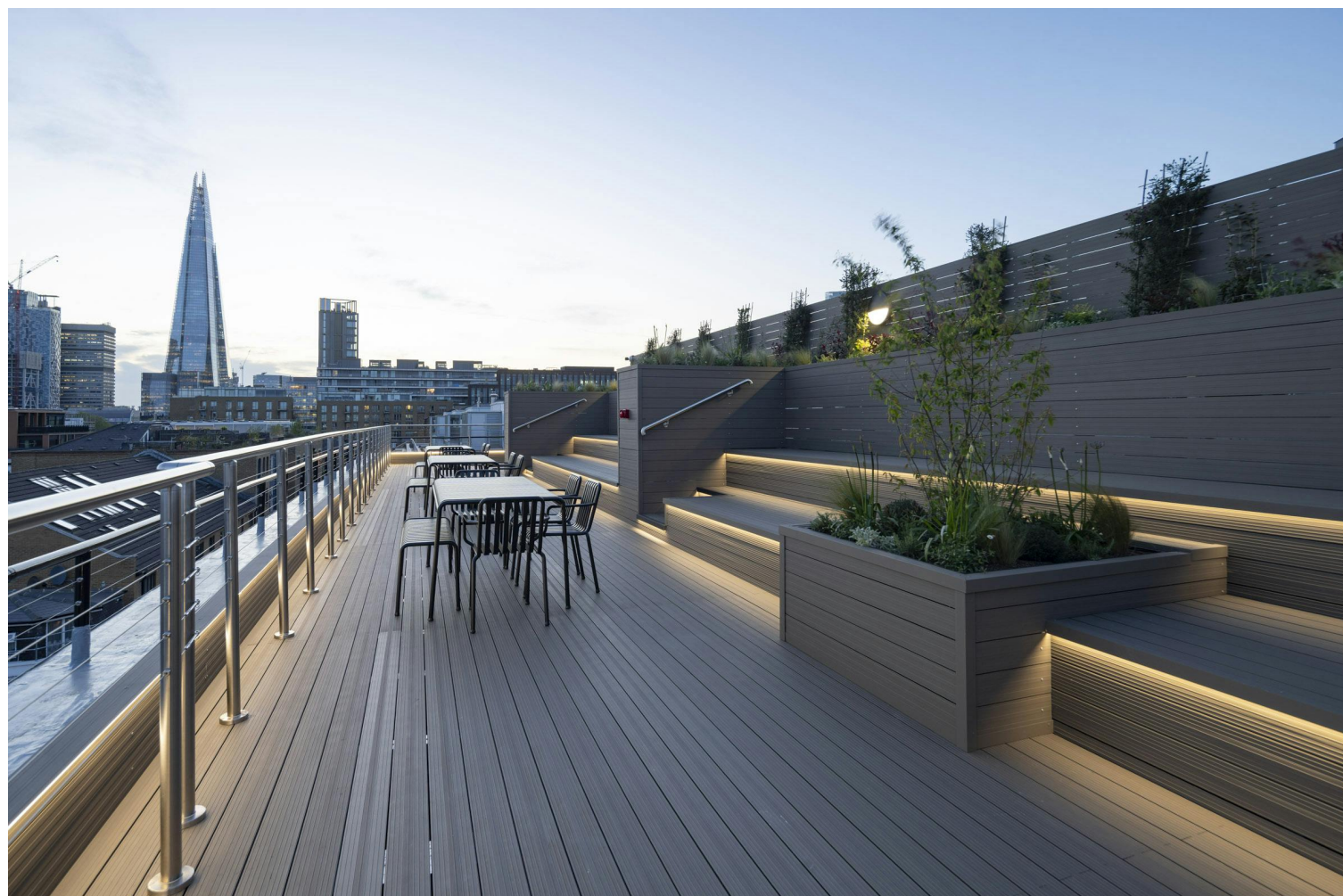


INDIA HOUSE, 45 CURLEW STREET  
LONDON SE1 2ND

2,035 - 6,428 SQ FT



## DESCRIPTION

India House comprises a former spice warehouse that today provides modern office accommodation with a new communal roof terrace.

The 5th floor is fully fitted consisting of consists of x64 desks x1 8-person meeting room, x1 4-person meeting room, hot-desking/breakout space and kitchen in situ.

The 1st floor is part-fitted with a kitchen and x3 meeting rooms with the option to split the floor to provide two separate units.

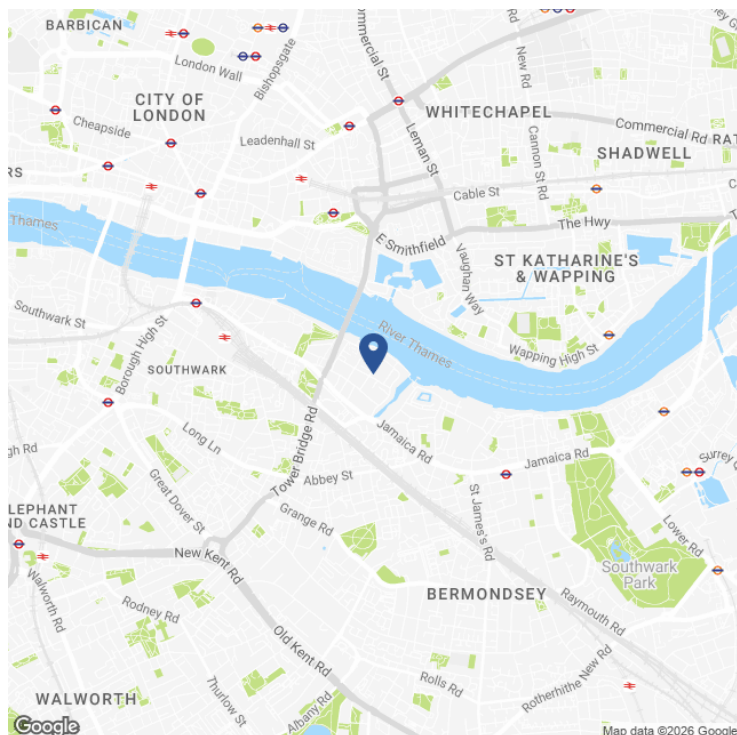
## LOCATION

A prime South Bank location in the heart of Butlers Wharf, this area is home to 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 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

- Communal roof terrace.
- Air conditioning/comfort cooling.
- Raised floors.
- Male and female WC's on each floor.
- Commissionaire.
- Showers.
- Bike Storage.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH - UNDER OFFER	6,499	604
1ST - AVAILABLE	6,428	597
1ST SPLIT - 1 - AVAILABLE	2,035	189
1ST SPLIT - 2 - AVAILABLE	3,882	361
<b>TOTAL</b>	<b>18,844</b>	<b>1,751</b>

## TENURE

**Lease:** New lease direct from the landlord.

**Guide Rent:** £45 - £55 per sq ft

**Rates Estimate:** £21.5 per sq ft

**Service Charge:** £11.28 per sq ft

**VAT:** Elected.

**EPC:** B

## CONTACT

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## FURTHER INFORMATION

