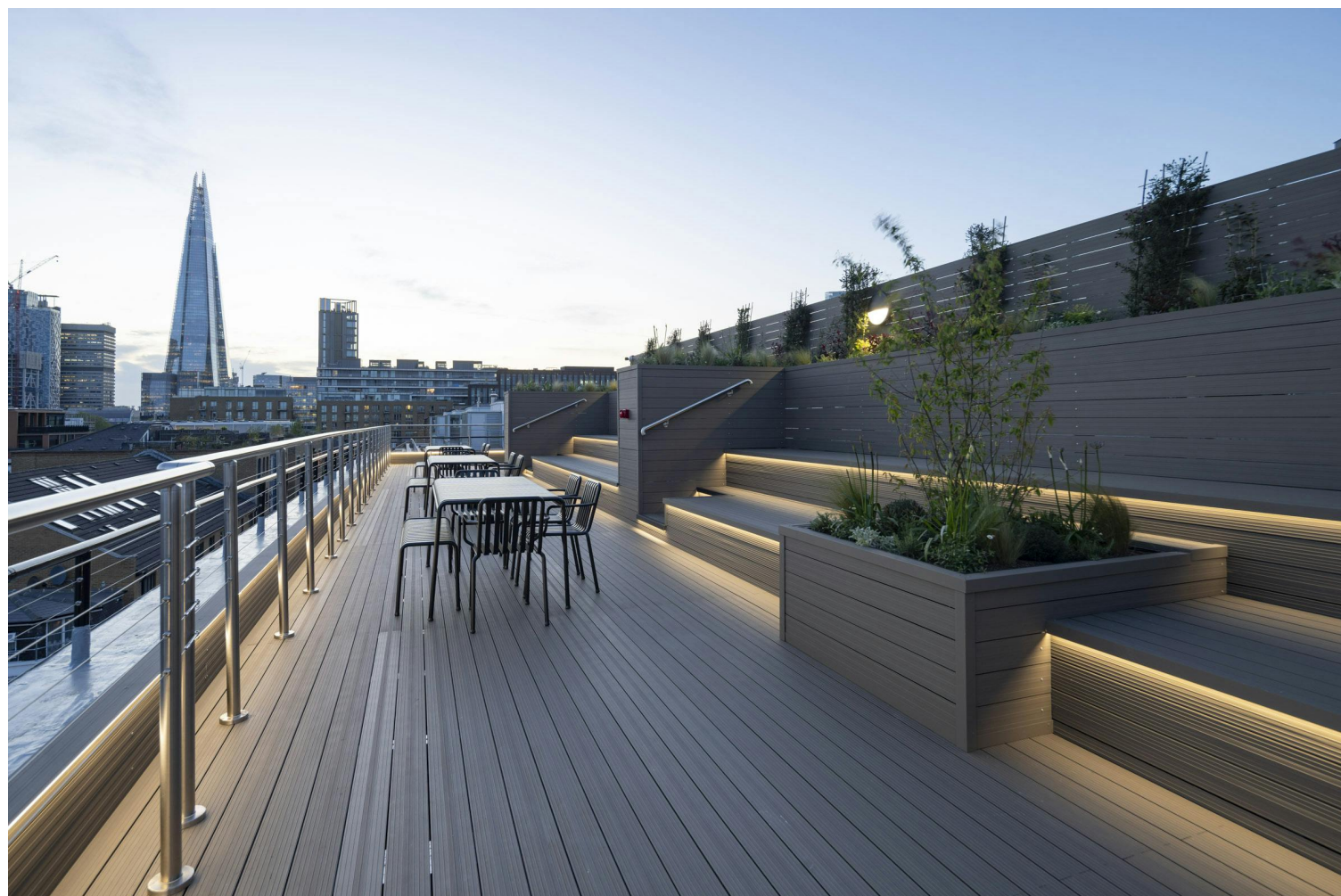


INDIA HOUSE, 45 CURLEW STREET
LONDON SE1 2ND

6,428 - 12,927 SQ FT



DESCRIPTION

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

The available floors and reception have been newly refurbished.

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

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.

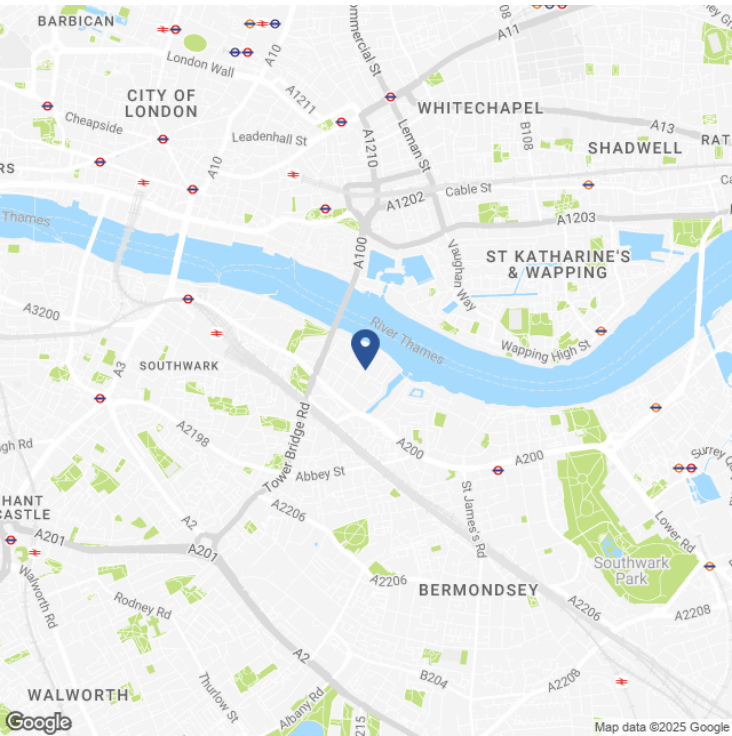


SPECIFICATION

- 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	6,499	604
1ST	6,428	597
TOTAL	12,927	1,201



TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** £45 - £55 per sq ft
- Rates Estimate:**£21.5 per sq ft
- Service Charge:**£10.3 per sq ft
- VAT:** Elected.
- EPC:** B

CONTACT

Tom Kemp
0207 100 5555
tom@hk-london.com

Monique Kelliher
02071005555
monique@hk-london.com

Kit Warde-Aldam
0207 100 5555
kit@hk-london.com

FURTHER INFORMATION

