

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 part fitted with two meeting rooms and a kitchen.

The 1st and Part Ground floors are fully fitted and furnished.

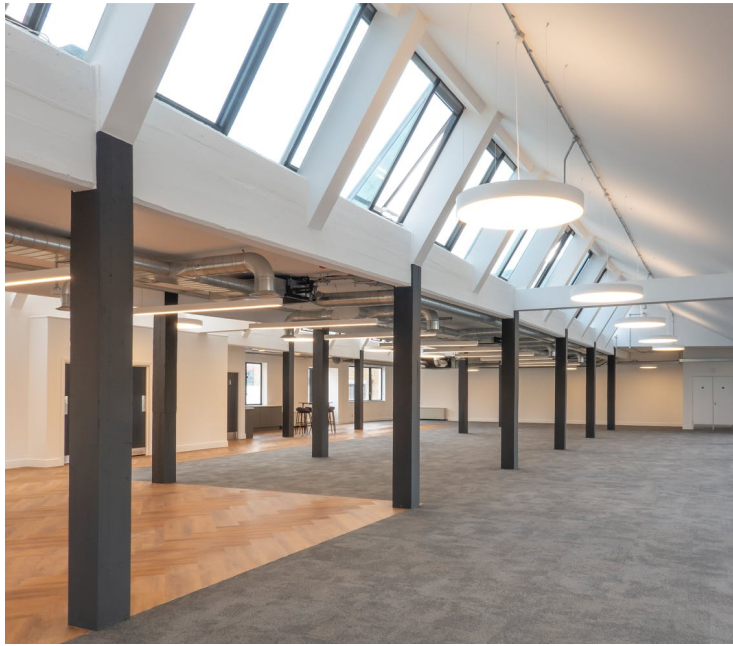
LOCATION

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.

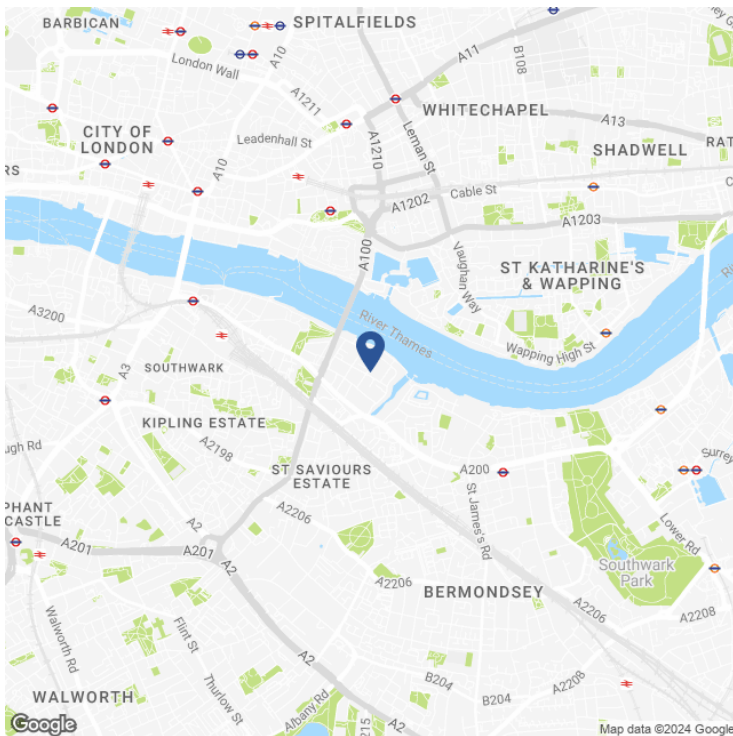


SPECIFICATION

- Communal roof terrace (subject to planning).
- 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
GROUND PART	1,283	119
TOTAL	14,210	1,320



TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** £49.50 - £55 per sq ft
- Rates Estimate:** £16.63 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

