

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 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.

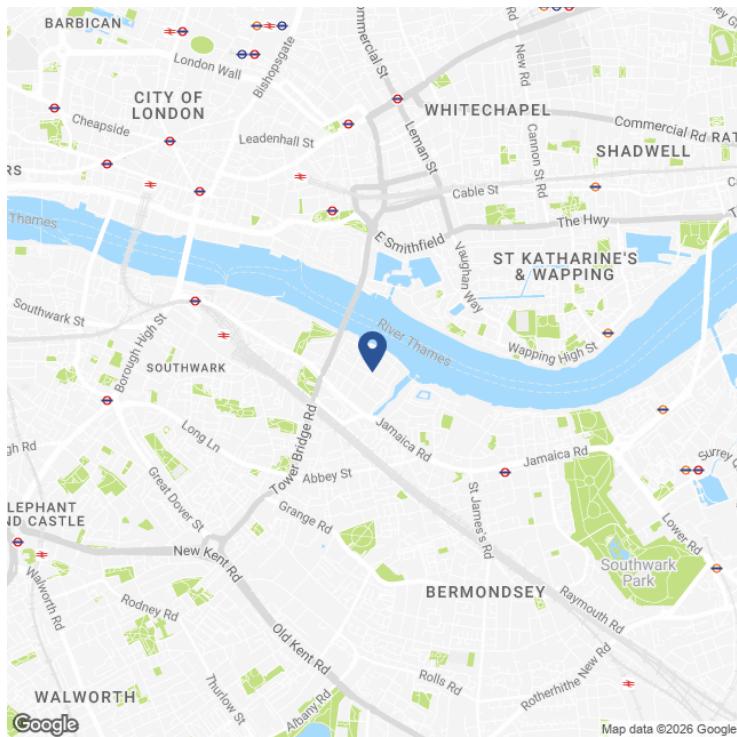


SPECIFICATION

- 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 |
| TOTAL | 18,844 | 1,751 |



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

