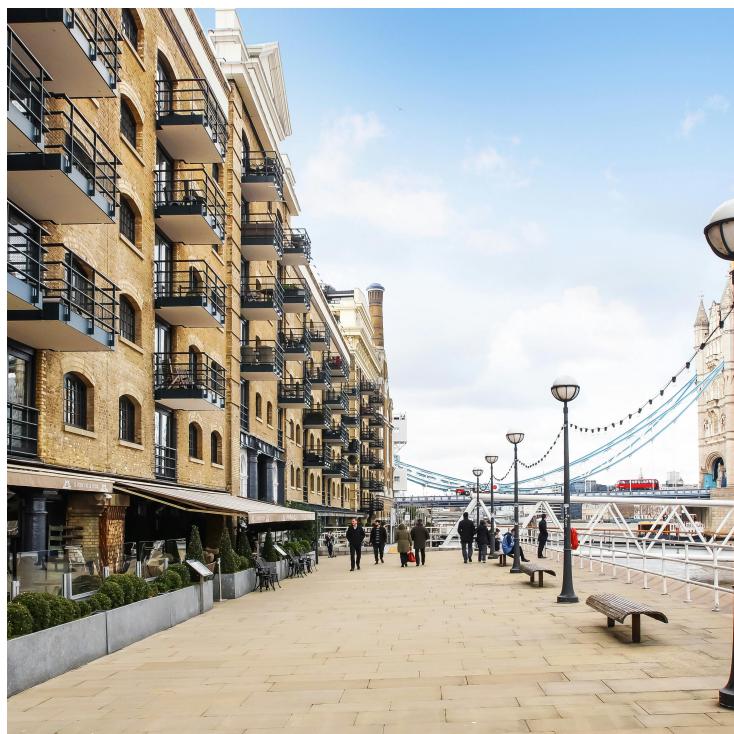


**BUTLERS WHARF BUILDING
LONDON SE1 2YE****4,086 - 4,086 SQ FT****DESCRIPTION**

Butlers Wharf is a historic Grade II listed warehouse on the south bank of the river Thames with exceptional views directly over Tower Bridge.

The local area benefits from a number of exciting independent restaurants & bars, art galleries, markets, cafes and museums.

LOCATION

Butlers Wharf benefits from excellent transport links with London Bridge Station providing a mainline central London terminus.

London Bridge, Bermondsey, Monument and Tower Hill Underground stations and Tower Gateway (DLR) are all within a short walk of the property. River boat services are at nearby Tower Pier and London Bridge City Pier.

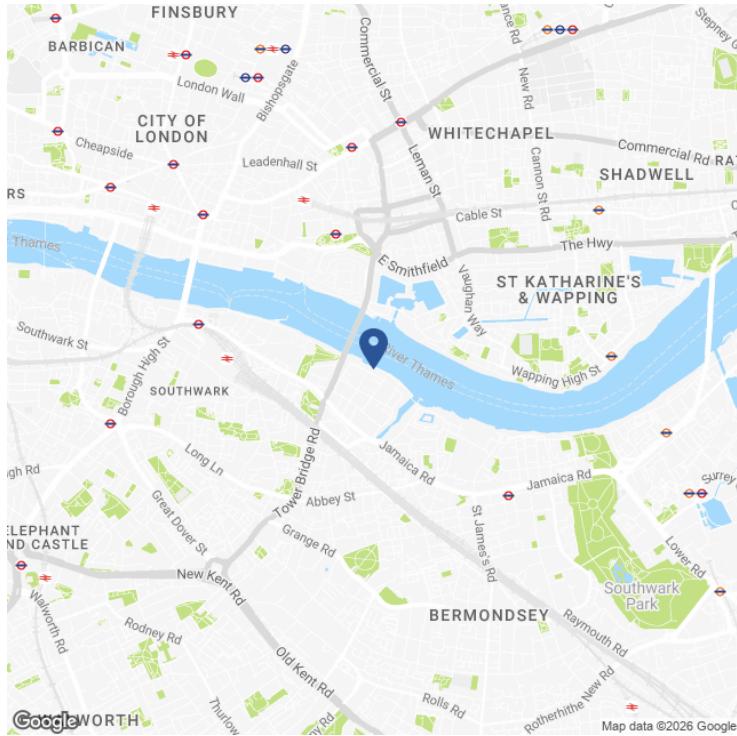


SPECIFICATION

- Exposed brick walls and exposed concrete columns.
- Exceptional views over the River Thames and Tower Bridge.
- Raised floors.
- Demised male and female WC's.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
1ST EAST - AVAILABLE	4,086	380
TOTAL	4,086	380



TENURE

Lease: New lease for a term by arrangement direct from the landlord.

Guide Rent: £42.50 per sq ft

Rates Estimate: £21.18 per sq ft

Service Charge: £4.33 per sq ft

VAT: Elected.

EPC: C

CONTACT

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FURTHER INFORMATION

