

CHARACTER OFFICE TO LET
2,455 SQ FT (228.07 SQ M)
38 SHAD THAMES
LONDON SE1 2YD**LOCATION:**

The property fronts the River Thames with views of Tower Bridge and also fronts the prestigious Shad Thames. Being within the infamous Butlers Wharf estate there are various restaurants and bars in the immediate vicinity such as The Chop House and Le Pont de la Tour. There are also good transport links being within walking distance of London Bridge Station (Overground, Jubilee, Northern Lines) and Tower Hill (Circle, District, Northern Line).

DESCRIPTION:

The available space is on the ground and lower ground floor of this riverside, brick built, listed Victorian Wharf. The ground floor, is primarily open plan with two glass partitioned meeting rooms, kitchenette, storage/printing/server room, male and female WC. The demised space has entrances on two sides, one on to Shad Thames and one on to the river side of the building. There is a light well/staircase providing natural light to the lower ground, which has partitioned meeting rooms. Both floors have air conditioning, carpeted flooring, exposed brickwork and perimeter trunking.

SIZE: 2,455 Sq Ft (228.07 Sq M)

LEASE: Minimum 5 year term

RENT: £125,000 pa.

COSTS: RATES: Rates payable £21,692 (2015/2016)

VAT: VAT is not applicable on the rent.

LEGAL COSTS: Both parties to pay their own legal costs.

SERVICE CHARGE: £8558.04 per annum.

VIEWING: By appointment through sole agents.

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