LOWER GROUND RIVERSIDE OFFICE TO LET

2,042 Sq Ft (189.79 Sq M)

KALMARs

COMMERCIAL

020 7403 0600

42 Shad Thames
London
SE1 2YD

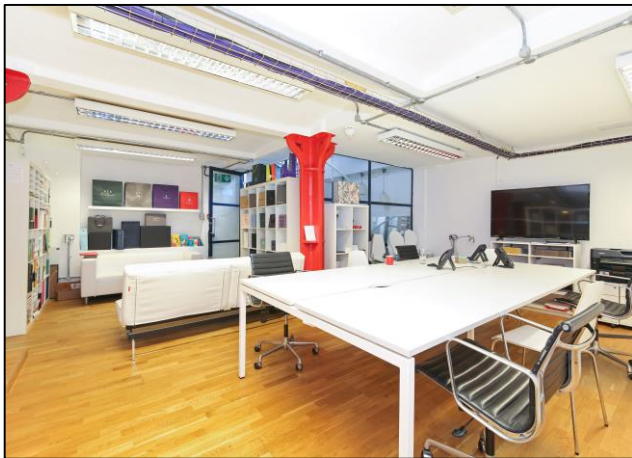## LOCATION

Situated on the riverside, this office space has one of the most iconic views of London, looking onto Tower Bridge and The City. The space is located on Shad Thames within Butlers Wharf regeneration area by Tower Bridge, which has a variety of restaurants, cafes and bars. Conveniently placed between London Bridge station (Jubilee, Northern lines and National Rail) and Tower Hill station (Circle, District and DLR lines).

DESCRIPTION

Available from January 2020. The space is on the lower ground floor of this riverside, brick built, listed Victorian Wharf. It is largely open plan with a storage/printing/server area in one corner. The office features exposed services, crucifix columns and wooden flooring. There are entrances on two sides, one on to Shad Thames and one on to the riverside of the building. Kitchenette and WC facilities can be found on ground floor level.

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RENT: £71,500

TENURE:
A new flexible lease will be granted directly from the landlord.

COSTS:
RATES PAYABLE: £12,348 (2019/2020)
SERVICE CHARGE: £8,956.71 (2020)
VAT: VAT is payable on all aspects.
LEGAL COSTS: Each Party to pay their own costs.

VIEWING

By appointment through sole agents
CONTACT
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