

A1 RETAIL UNIT TO LET

990 SQ FT (92 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



THE CIRCLE, 20, SHAD THAMES, SE1 2JE

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LOCATION

The property is located on Shad Thames which connects to Tower Bridge Road via Queen Elizabeth Street. It forms part of 'The Circle' which is a mixed commercial and residential area that could appeal to businesses from a variety of use classes.

TENURE

Available on a new lease on flexible terms

COSTS

Service Charge – £1500 per annum

Rateable Value – £14, 973 (2017). Under small business relief regulations, should be expected to pay £7544.

Legal Costs – Both sides will be responsible for their own legal costs.

VAT will not be applicable on the property.

DESCRIPTION

This property is split between a ground floor, a mezzanine and has modern fixtures throughout including laminate flooring, the toilet on the ground floor and a glass balustrade staircase. The mezzanine contains a partitioned office with storage space. With a 5 metre frontage, the unit benefits from plenty of natural light.

Size	sq. ft	sq.ft
Ground floor	520.2	48.33
Mezzanine	318.92	26.63
Office	82.11	7.63
Ancillary	68.77	6.4
Total	990	92

RENT

£30,000 per annum

VIEWING

By appointment through sole agents only.

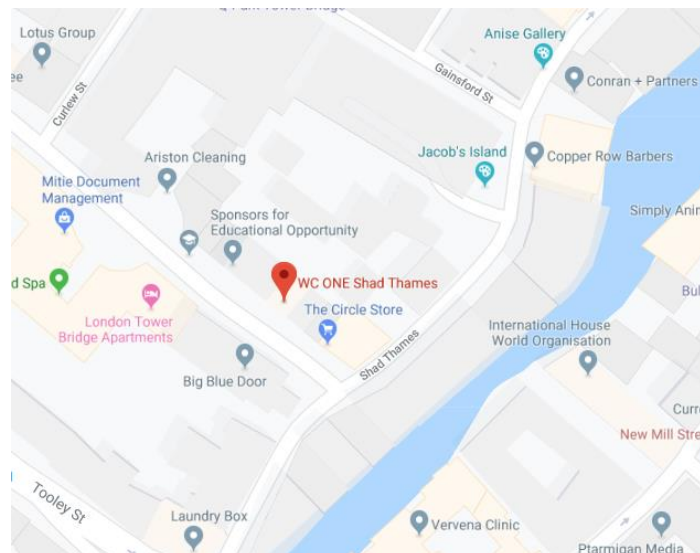
CONTACT

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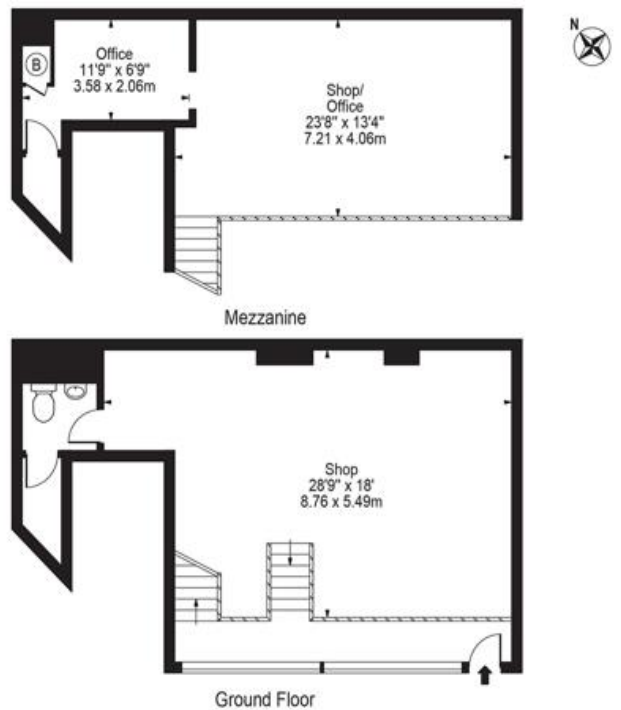
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