

RIVERSIDE OFFICE TO LET
42 SHAD THAMES
LONDON SE1 2YD



LOCATION: The property forms part of the Butlers Wharf estate being alongside the Chop House and close to the Pont De La Tour restaurants in this attractive area. London Bridge (Overground, Jubilee, Northern Lines) and Tower Hill (Circle, District, Northern Line) are both within walking distance.

DESCRIPTION: The available 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. It has entrances on two sides, one on to Shad Thames and one on to the river side of the building. The unit will be finished with wood flooring and networking. Kitchenette and WC facilities can be found on ground floor level.

SIZE: 2,043 Sq Ft (189.79 Sq M)

TENURE: New lease from the landlord, terms to be agreed.

RENT: £61,000 per annum.

COSTS:

RATES PAYABLE 2014/2015: £9,519.50

VAT: VAT is payable on the rent and service charge.

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

SERVICE CHARGE: Estimated to be £3,000 per annum.

VIEWING:

By appointment through sole agents.

KALMARs Commercial

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