

USP.

India House
45 Curlew Street
London SE1 2ND

**REFURBISHED FITTED
OFFICES TO LET**

1,280 - 14,207 SQ FT

indiahouse.london

usp.london

020 3757 7777





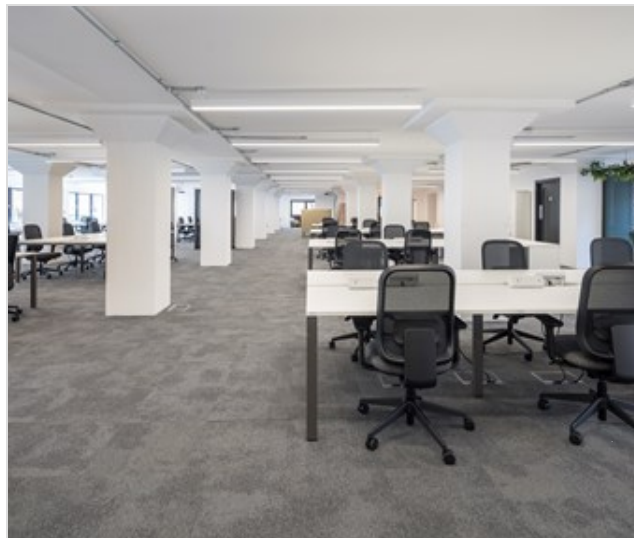
Description

Refurbished fitted offices to let

India House is situated in the heart of Butler's Wharf, London's fashionable riverside district.

The building has been refurbished to provide offices with a modern and contemporary feel suitable for creative and corporate occupiers alike.

The Ground and 5th floors are offered fully fitted and furnished, ready for an occupier to move straight into. The 1st floor is offered part fitted, with new kitchen, 2 meeting rooms and 2 new showers within demise.





India House, 45 Curlew Street,
London, SE1 2ND

Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
5th Floor	Available	6,499		£55.00	
1st floor	Available	6,428		£55.00	
Ground Floor	Available	1,280		£55.00	
TOTAL		14,207			

Amenities

Comprehensively refurbished

Part Fitted (1st Floor)

Raised floors

Showers within demise (1st and 5th Floors) and common parts

Newly refurbished manned reception

Fully fitted (5th and Ground Floors)

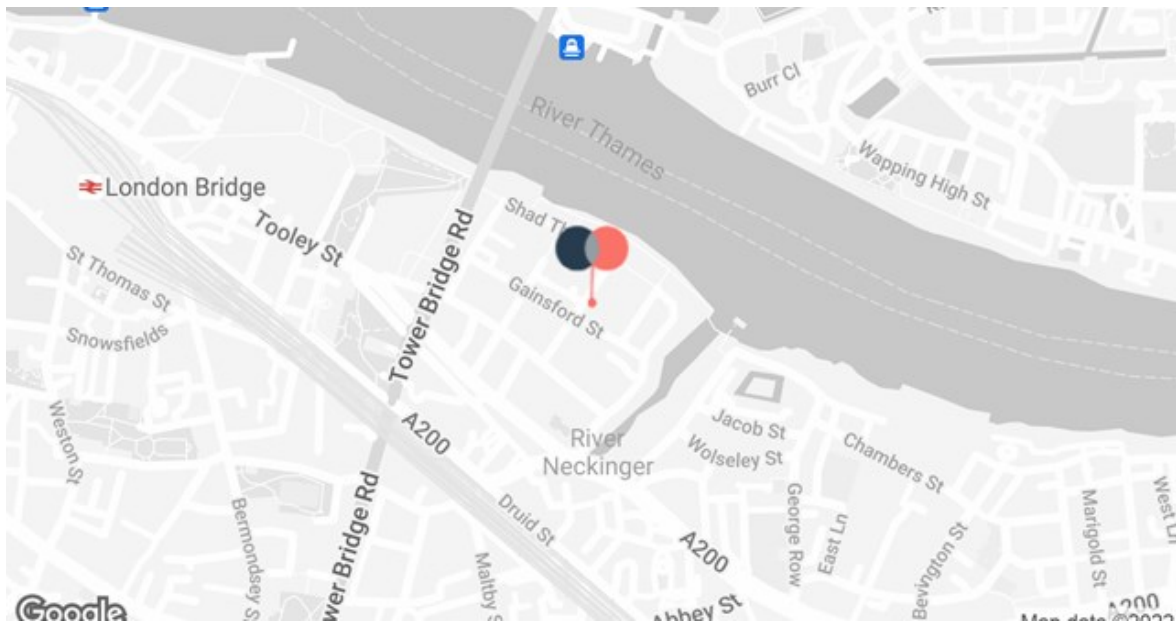
Air conditioning

WC's within demise (1st and 5th floors)

Bike racks & lockers (42 bike racks)

2 passenger lifts





Location

India House is within the Butler's Wharf district of South Bank, adjacent to the River Thames. The immediate area has many thriving cafes, bars and restaurants including Watch House Cafe, Le Pont de la Tour, The Ivy and All Bar One.

London Bridge station (Mainline, Northern Line & Jubilee Line) is within 10 minutes' walk, with the walk being almost entirely pedestrianized along Shad Thames and through the More London estate.

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Further Information

New leases available direct from the Landlord for a term by arrangement

Rent
£55 psf

Service Charge
£10.21 - £10.92 psf

Rates
£13.86 - £14.79 psf

Rupert Cowling
USP London
07736 880317
rupert@usp.london

Luke Austerberry
USP London
07921 406291
luke@usp.london

Tom Kemp
HK London
0207 100 5555
tom@hk-london.com

Monique Kelliher
HK London
02071005555
monique@hk-london.com

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