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.

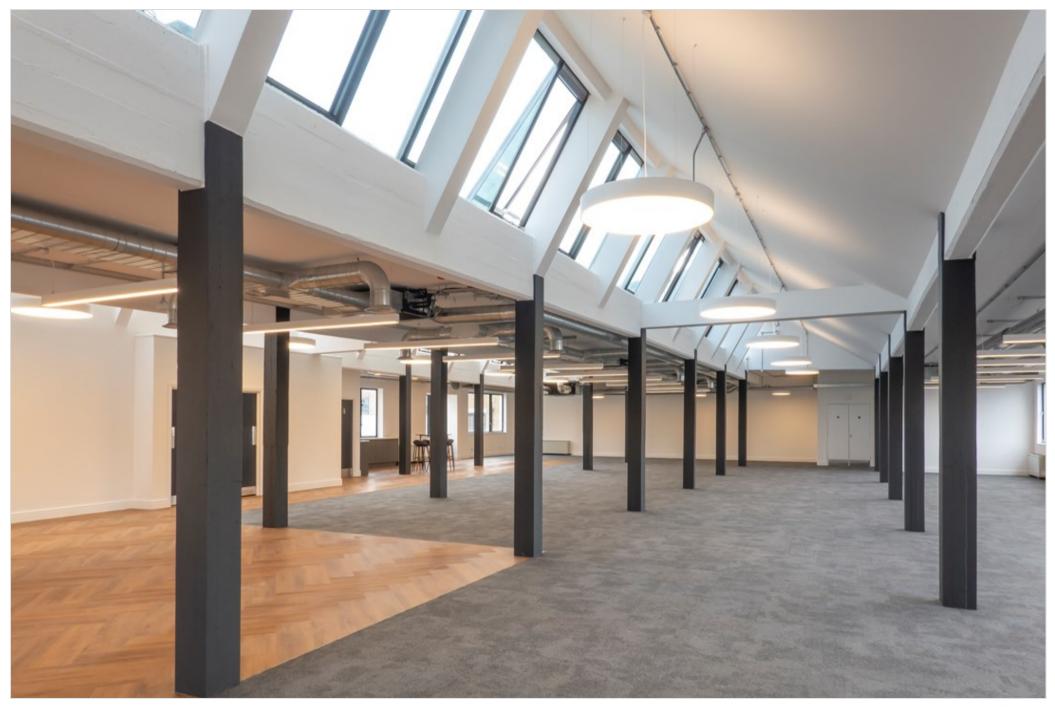
The Ground and 5th floors are offered fully fitted and furnished, ready for an occupier to move straight into. The 1st floor is offered part fitted, with new kitchen, 2 meeting rooms and 2 new showers within demise.





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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		

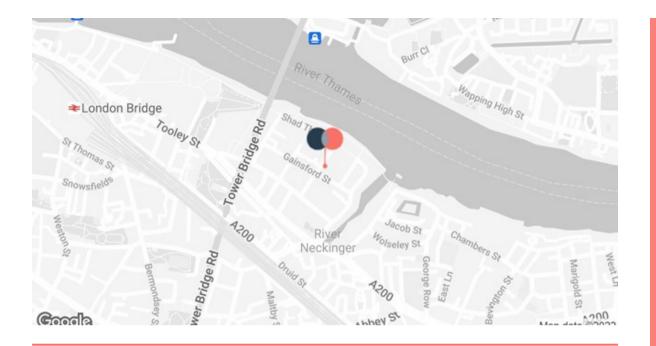
Amenities

Comprehensively refurbished	Fully fitted (5th and Ground Floors)		
Part Fitted (1st Floor)	Air conditioning		
Raised floors	WC's within demise (1st and 5th floors)		
Showers within demise (1st and 5th Floors) and common parts	Bike racks & lockers (42 bike racks)		
Newly refurbished manned reception	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.

Further Information

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

Rent	Service Charge
£55 psf	£10.21 - £10.92 psf
Rates	
£13.86 - £14.79 psf	
Rupert Cowling	Luke Austerberry
USP London	USP London
07736 880317	07921 406291
rupert@usp.london	luke@usp.london
Olivia Stapleton	Tom Kemp
USP London	HK London
07562 624652	0207 100 5555
olivia@usp.london	tom@hk-london.com

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