

# INDIA HOUSE

45 CURLEW STREET LONDON SE1

REFURBISHED WORK SPACE  
IN BUTLER'S WHARF

1,280 – 14,207 SQ FT



# – CREATIVE WORK SPACE

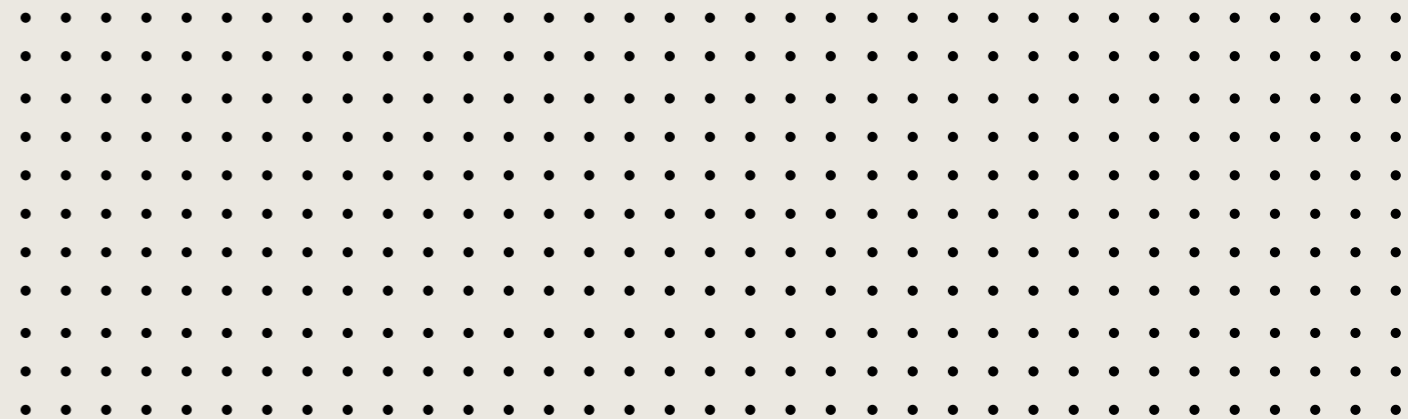
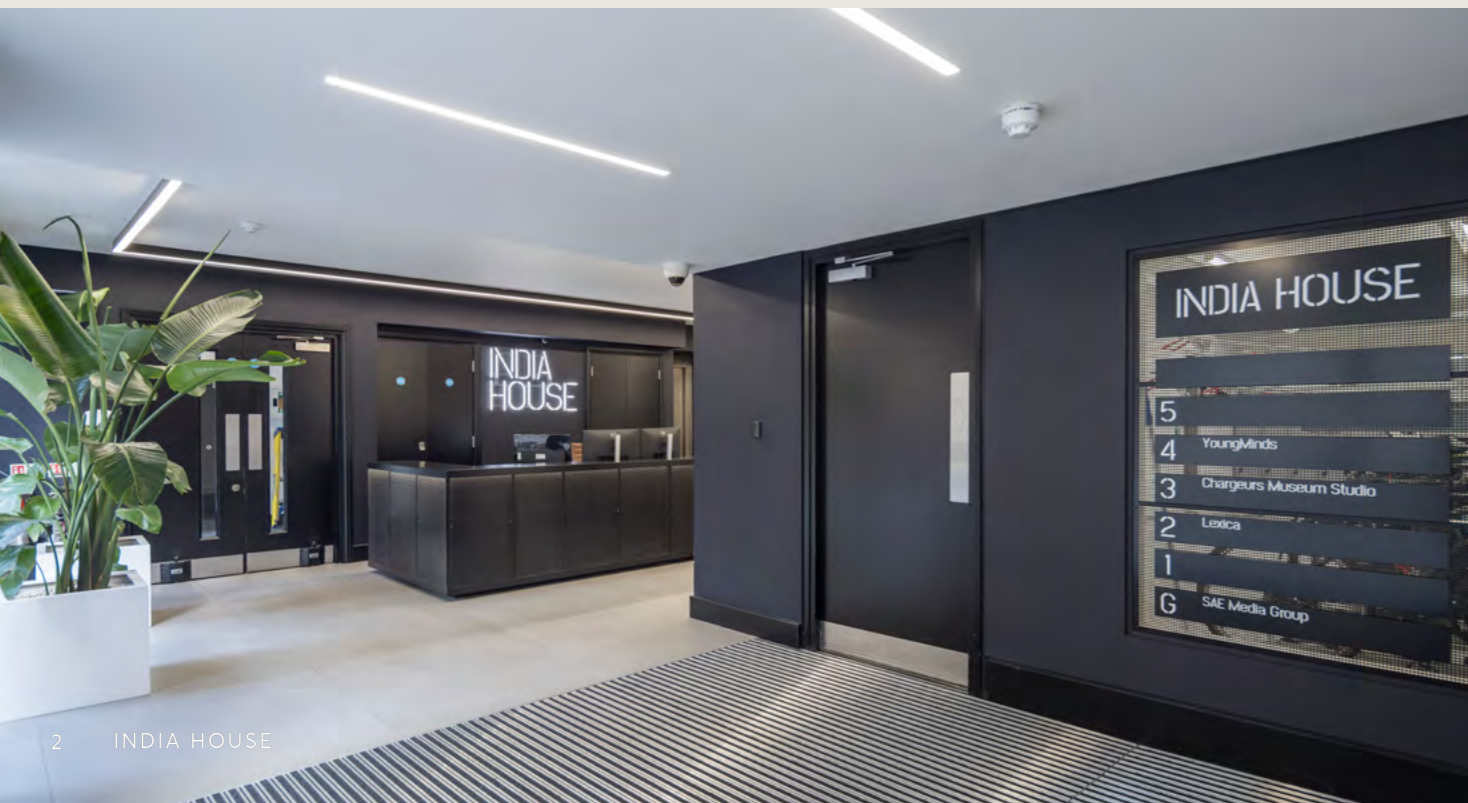


**INDIA HOUSE IS SITUATED IN THE HEART OF BUTLER'S WHARF, LONDON'S FASHIONABLE RIVERSIDE DISTRICT.**

Along with a newly refurbished reception, the available floors have also been refurbished with a modern and contemporary feel suitable for creative and corporate occupiers alike.

The 5th floor is part fitted and the 1st and Part Ground floors are fully fitted and furnished.

India House is surrounded by thriving bars and restaurants along with excellent transport links. The recently opened London Bridge station entrance on Tooley Street is within 10 minutes' walk.





# – LIGHT FILLED SPACE





# FIFTH

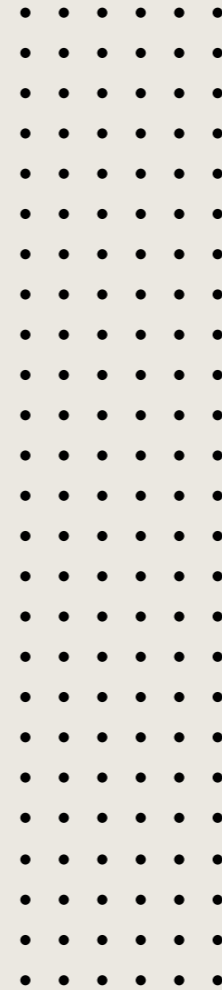
## 6,499 SQ FT / 603 SQ M



\*Indicative layout

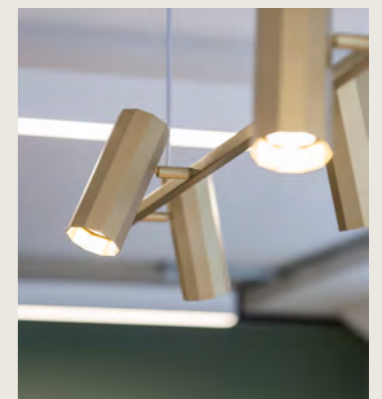
### SPECIFICATION

- ... NEWLY REFURBISHED
- ... PART FITTED WITH TWO MEETING ROOMS AND KITCHEN
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... COMFORT COOLING
- ... RAISED FLOORS
- ... DEMISED WC'S
- ... DEMISED SHOWERS
- ... MANNED RECEPTION
- ... 2 X PASSENGER LIFTS





# – CONTEMPORARY SPACE

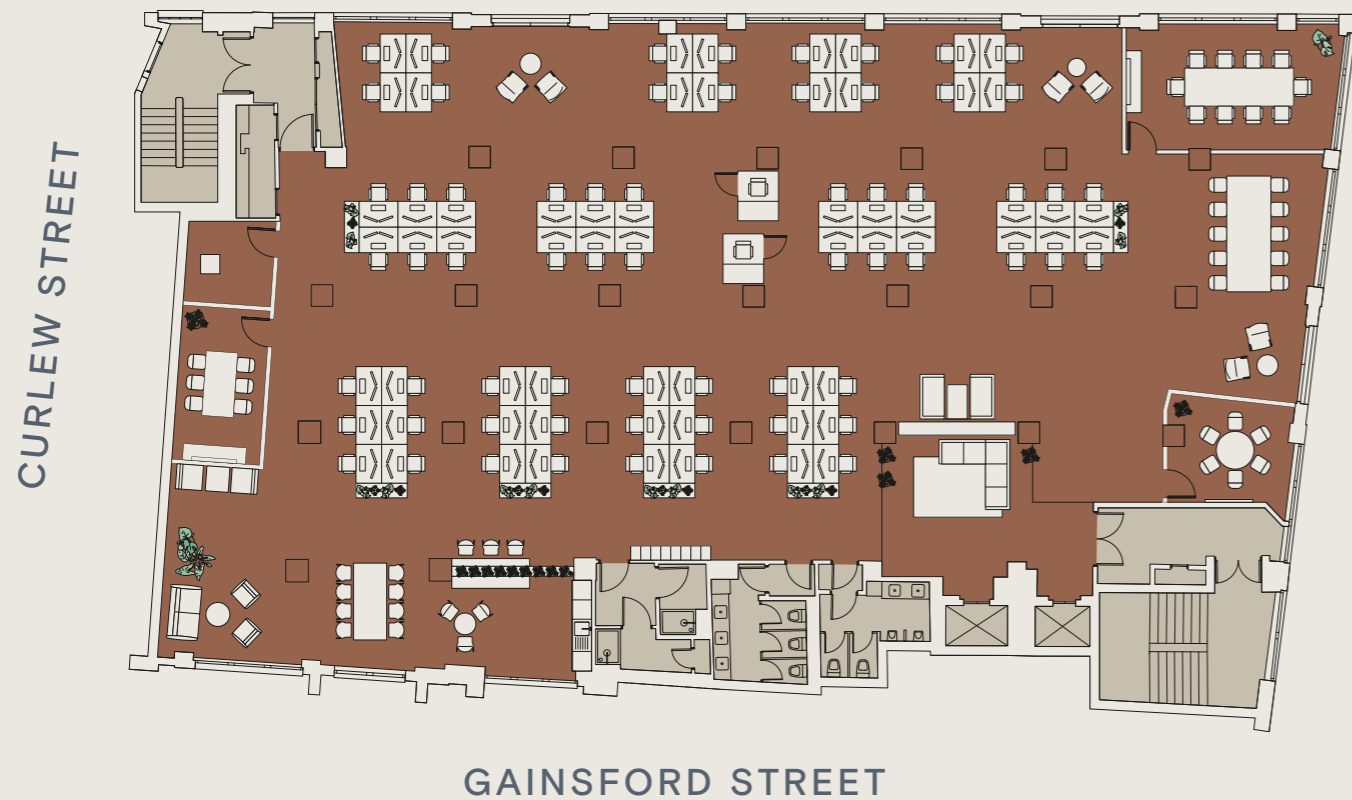




# FIRST

## 6,428 SQ FT /

## 597 SQ M



### SPECIFICATION

- ... NEWLY REFURBISHED
- ... FITTED AND FURNISHED
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... AIR CONDITIONING
- ... RAISED FLOORS
- ... DEMISED WC'S
- ... DEMISED SHOWERS
- ... 3 MEETING ROOMS
- ... 2 PHONE BOOTHS
- ... 64 DESKS
- ... WELCOME AREA
- ... COLLABORATION/BREAKOUT AREAS
- ... KITCHEN







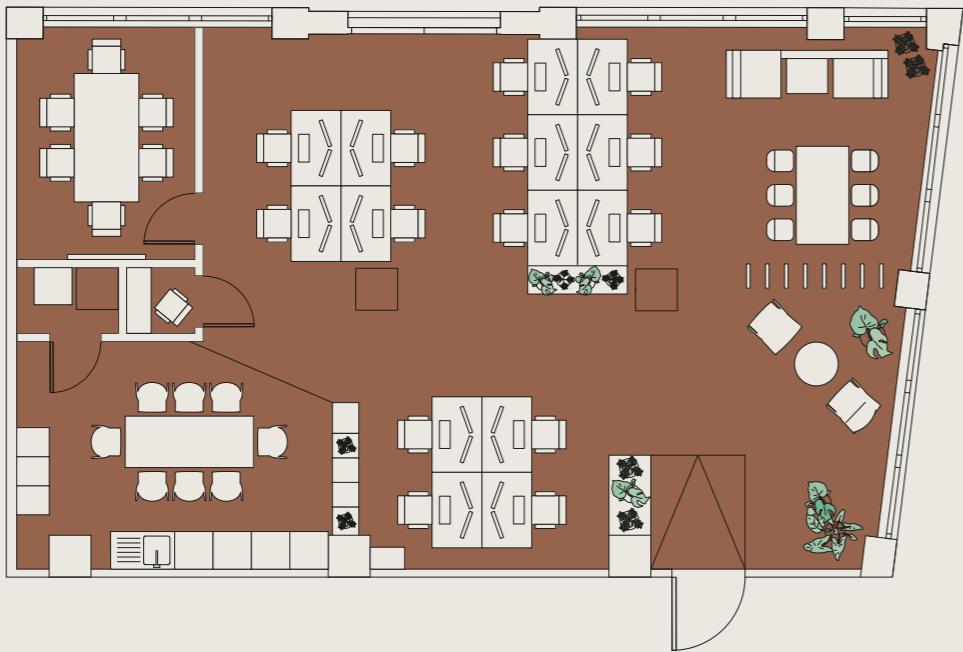
# PART GROUND

## 1,280 SQ FT /

## 119 SQ M



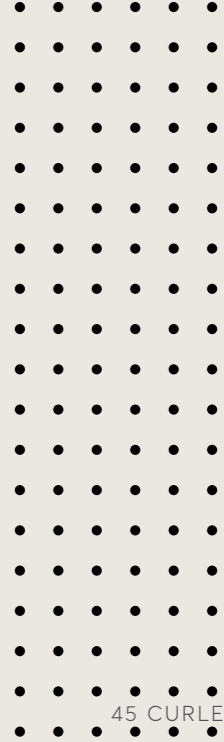
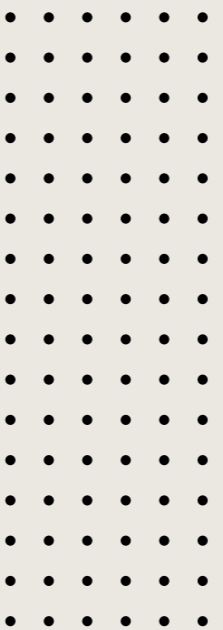
CURLEW STREET



GAINSFORD STREET

### SPECIFICATION

- ... NEWLY REFURBISHED
- ... FITTED AND FURNISHED
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... AIR CONDITIONING
- ... RAISED FLOORS
- ... MEETING ROOM
- ... CALL ROOM
- ... 14 DESKS
- ... WELCOME AREA
- ... COLLABORATION/BREAKOUT AREAS
- ... KITCHEN









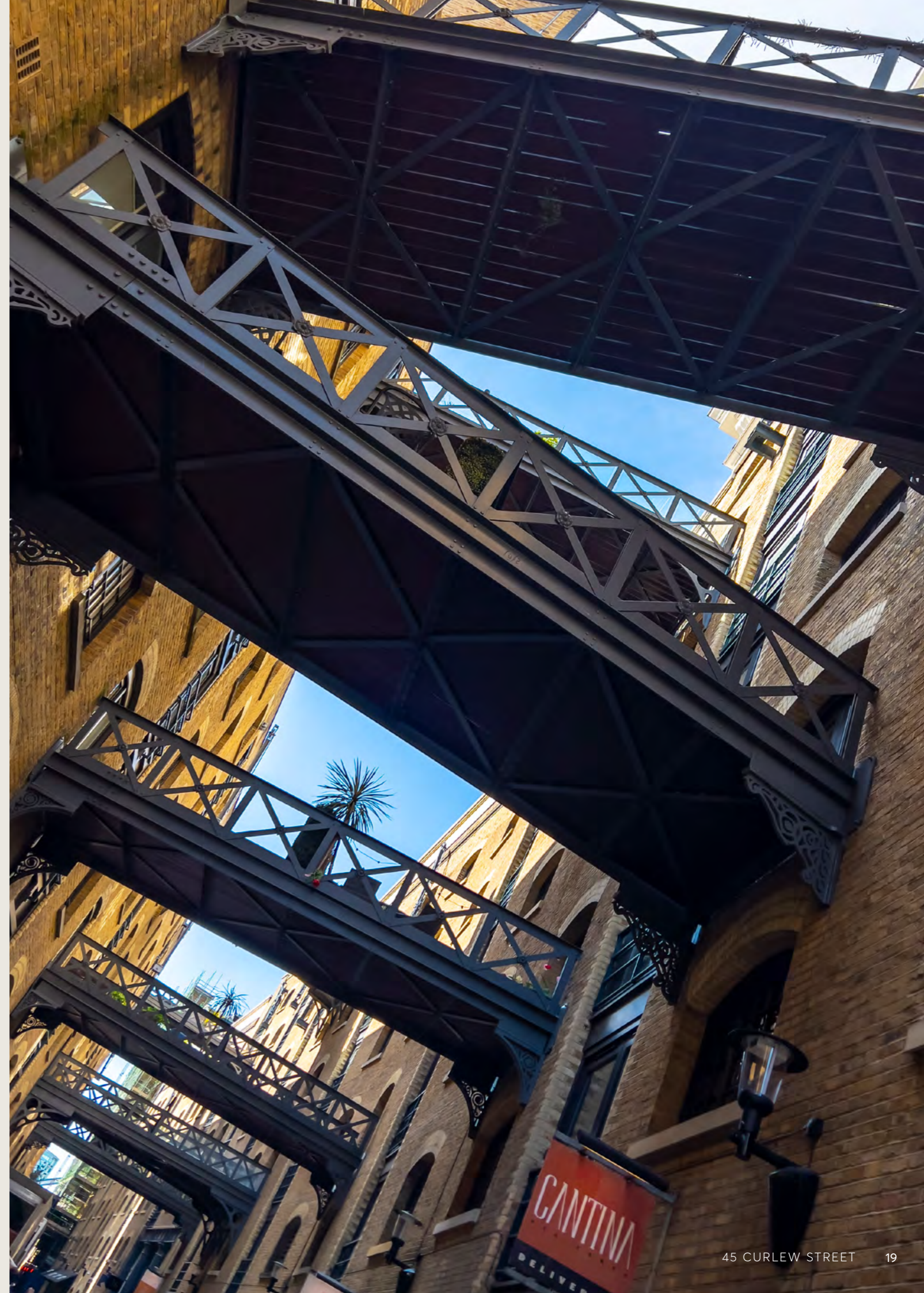
# – EXCEPTIONALLY TASTEFUL



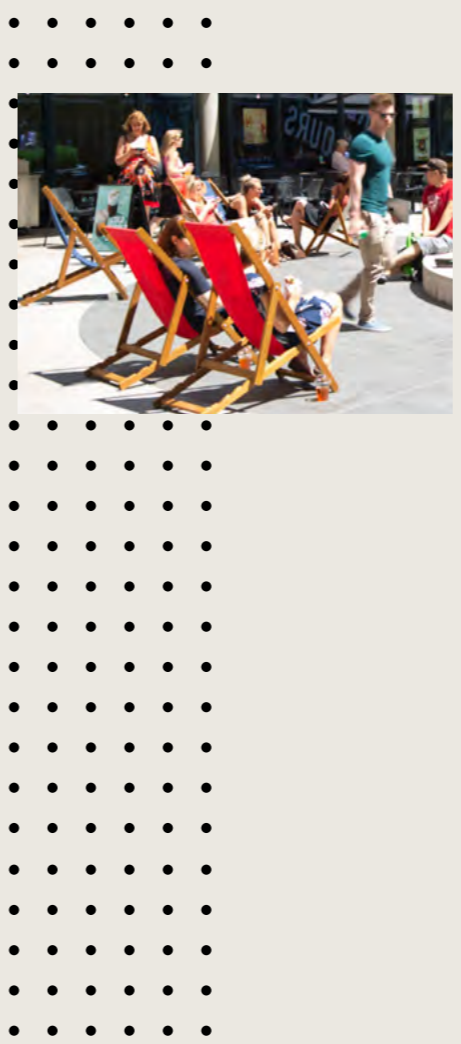
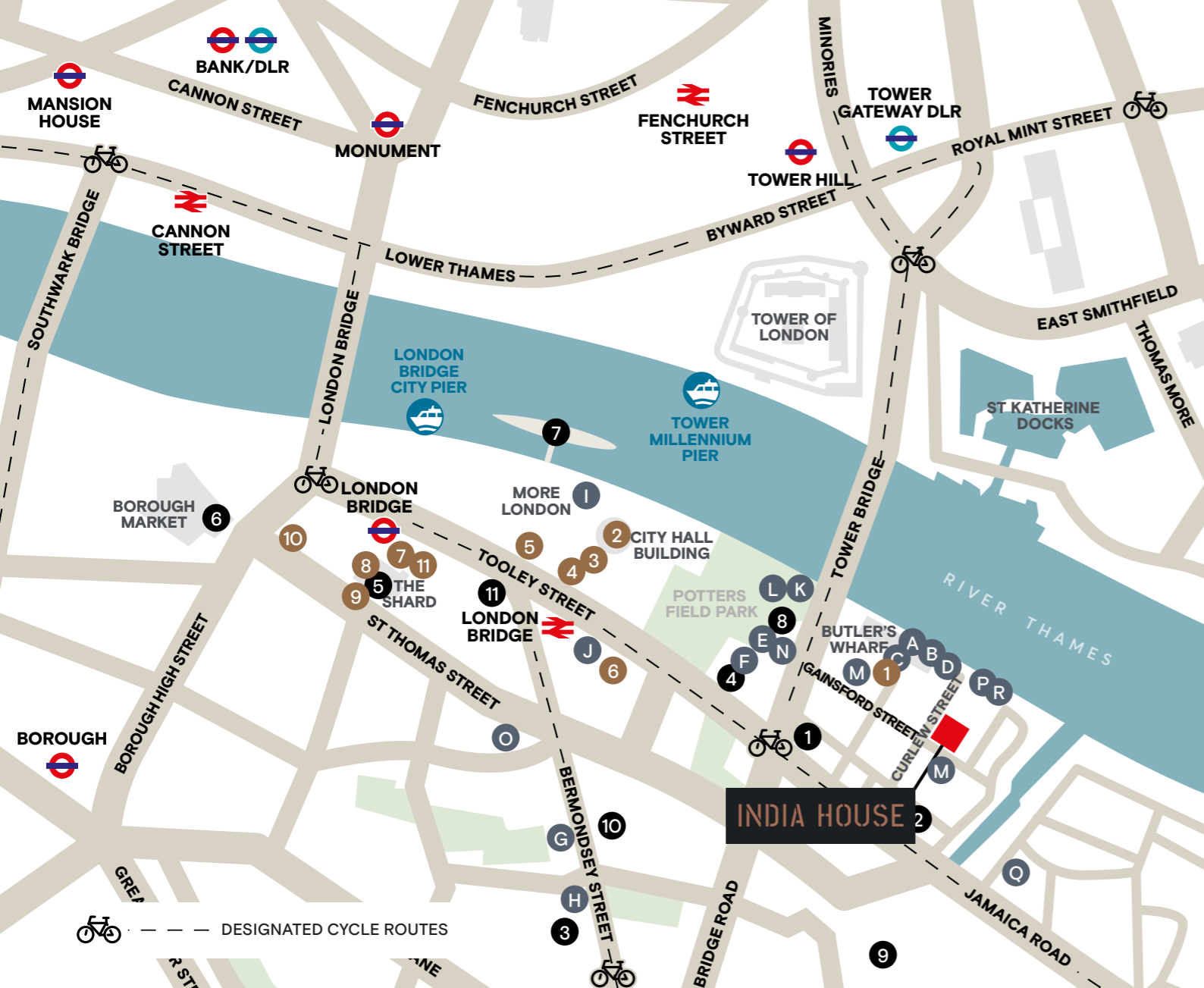
**INDIA HOUSE IS SITUATED IN THE BUTLER'S WHARF DISTRICT OF SOUTH BANK, ADJACENT TO THE RIVER THAMES AND TOWER BRIDGE.**

This attractive area of SE1 is well known for its rich industrial history and is now recognised as one of London's most cultural and vibrant destinations.

There is an excellent and diverse range of restaurants, cafés and bars in the vicinity to suit all budgets and a variety of occasions.







**LOCAL OCCUPIERS**

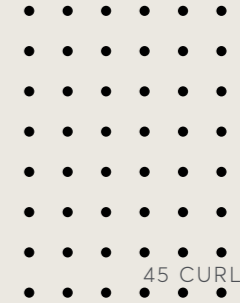
1. ZOOPLA
2. GREATER LONDON AUTHORITY
3. NORTON ROSE FULBRIGHT
4. PWC
5. EY
6. LONDON BOROUGH OF SOUTHWARK
7. MATCHES FASHION
8. TIFFANY & CO
9. KRAFT HEINZ
10. NEWS UK
11. THE BODY SHOP

**RESTAURANTS, CAFÉS & BARS**

- A. BUTLERS WHARF CHOP HOUSE
- B. LE PONT DE LA TOUR
- C. WATCH HOUSE
- D. CANTINA DEL PONTE
- E. THE COAL SHED
- F. RESTAURANT STORY
- G. THE WOOLPACK
- H. FRANCO MANCA
- I. GAUCHO
- J. FLAT IRON
- K. THE REAL GREEK
- L. THE IVY TOWER BRIDGE
- M. THE DEAN SWIFT
- N. GUNPOWDER
- O. VINEGAR YARD
- P. ALL BAR ONE
- Q. LANTERN COFFEE
- R. BROWNS

**LANDMARKS & AMENITIES**

1. THE DIXON HOTEL
2. THE CIRCLE GYM & SPA
3. WHITE CUBE GALLERY
4. LALIT LONDON
5. SHANGRI-LA HOTEL
6. BOROUGH MARKET
7. HMS BELFAST
8. BRIDGE THEATRE
9. MALTBY STREET MARKET
10. FASHION AND TEXTILE MUSEUM
11. ELECTRIC SHUFFLE





## THE RIVER THAMES



# – A SCENIC COMMUTE



INDIA HOUSE CAN BE REACHED BY TUBE, TRAIN, BOAT, AND BICYCLE, ALLOWING YOU TO ENJOY THE RIVER AND NEARBY GREEN SPACES.

London Bridge Station is within a 10 minute walk, providing mainline services via Thameslink, Southern and Southeastern Trains as well as access to the Jubilee and Northern underground lines.

## LONDON BRIDGE STATION



WITHIN EASY  
WALKING  
AND CYCLING  
DISTANCE:

### TUBE



London Bridge ..... 10 mins

..... 4 mins



Tower Hill ..... 12 mins

..... 6 mins



Bank/Monument ..... 16 mins

..... 6 mins

### RAIL



London Bridge ..... 15 mins

..... 4 mins



Fenchurch Street ..... 15 mins

..... 6 mins



Cannon Street ..... 20 mins

..... 6 mins

### BOAT



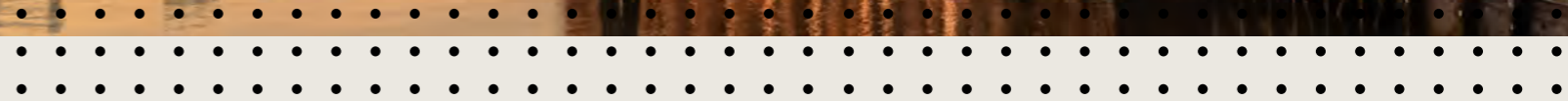
London Bridge ..... 13 mins

..... 4 mins



Tower Millennium ..... 13 mins

..... 7 mins









## INDIAHOUSE.LONDON

For further information, please contact:



**RUPERT COWLING**  
020 3757 8578  
rupert@usp.london

**LUKE AUSTERBERRY**  
020 3757 8579  
luke@usp.london



**TOM KEMP**  
0207 100 5555  
tom@hk-london.com

**MONIQUE KELLIHER**  
0207 100 5555  
monique@hk-london.com