

SELF CONTAINED, HIGH SPECIFICATION OFFICES TO LET

753 SQ FT (70 SQ M)

KALMARs



VIADUCTS, MALTINGS PLACE

169 TOWER BRIDGE ROAD, LONDON, SE1 3LJ

DESCRIPTION

Unique opportunity at Maltings Place: 10 brand-new, self-contained units nestled within the historic viaducts. Each unit is thoughtfully designed over two floors, offering efficient layouts that can comfortably accommodate up to 16 desks.

These state-of-the-art units come fully air-conditioned and are fitted to a high specification, ensuring a premium working environment. They are fully furnished, with a range of layout and furniture options available to suit your style and preferences. The versatile space provides multiple options for configuration, with options on furnishing, catering to a variety of business needs.



AMENITIES

- ❄️ Fully Air Conditioned
- 🪑 Fully Furnished
- ✦ Fitted to a High Specification
- ☀️ Excellent Natural Light

🪑 Meeting rooms, a communal lounge & modern breakout work facilities



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LOCATION

Maltings Place, is situated on the corner of Tanner Street and Tower Bridge Road, offering an prominent location for your business. This highly sought-after site features gated entrances on both sides, ensuring both security and exclusivity.

Within a short stroll, the vibrant Bermondsey Street awaits, enticing you with its eclectic range of local culinary delights. Treat yourself to exceptional dining experiences at renowned establishments such as José, Casse-Croûte, and Franco Manca, among a delightful selection of charming restaurants, cosy coffee shops, and inviting pubs.



 **SIZE:** 753 Sq Ft (70 Sq M)

 **RENT:** £51,204 per annum

 **COSTS:**

VAT: Payable on the rent and service charge.

SERVICE CHARGE: £6,024 (2024)

BUSINESS RATES: New build, yet to be rated

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

LEASE: Flexible terms available

 **VIEWINGS:**

By arrangement with the owner's sole agents
KALMARs Commercial

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