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

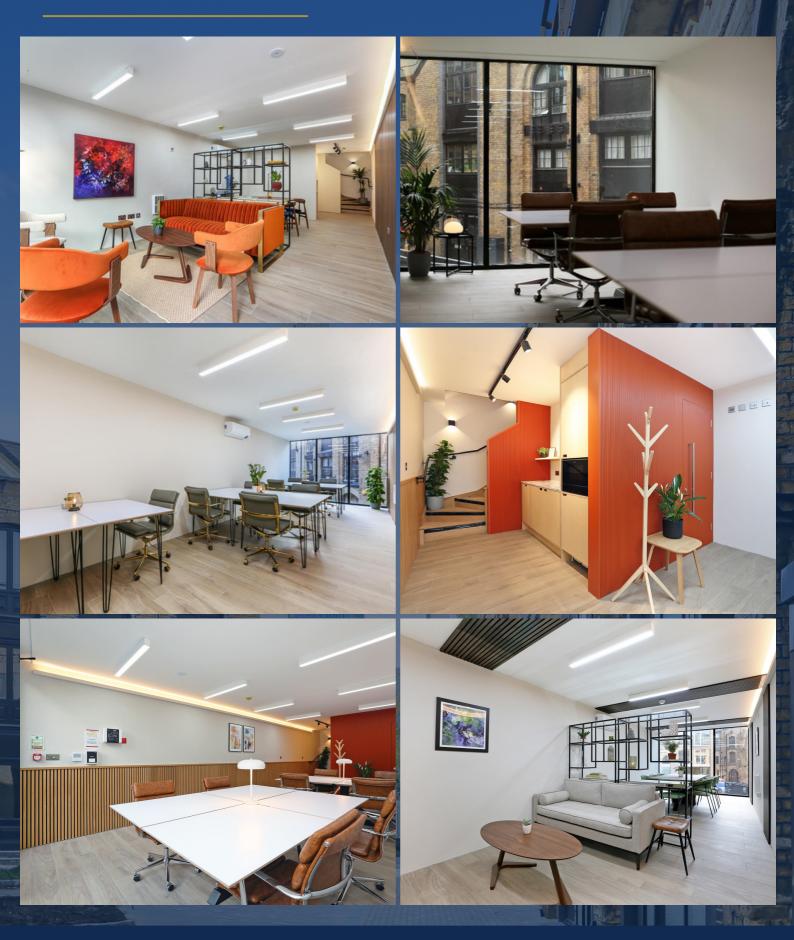
+ Fitted to a High Specification

- 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

UEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial

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All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

