

**TO LET**

**GAINSFORD STREET, LONDON, SE1 2NE**

**2,454 SQ FT (228 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



## LOCATION:

Located close to Tower Bridge and the River Thames, the office space sits within Brewery Square. The local area has undergone a significant transformation in recent years and become a thriving district with a variety of shops, cafes and restaurants, such as Starbucks, The Chop House, Le Pont de la Tour and The Watch House. The unit also benefits from being near to the amenities of More London. The office is 0.5 miles from London Bridge station (Jubilee, Northern lines and National Rail) and 0.6 miles from Tower Hill (Circle, District and DLR lines).

## DESCRIPTION:

Available immediately, this newly refurbished office space is self-contained and arranged over ground and lower ground floors. A double-fronted unit with high ceilings and good natural light on the ground floor (1,345 sq ft) having display windows front and rear, it is open plan except for one partitioned office. The basement space (1,109 sq ft) is mainly open-plan with three partitioned meeting rooms, a kitchenette and toilets. Car parking may be available through a separate arrangement that is within the developments underground car park.





**SIZE: 2,454 Sq Ft (228 Sq M)**



**RENT: £85,890 New Lease**



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



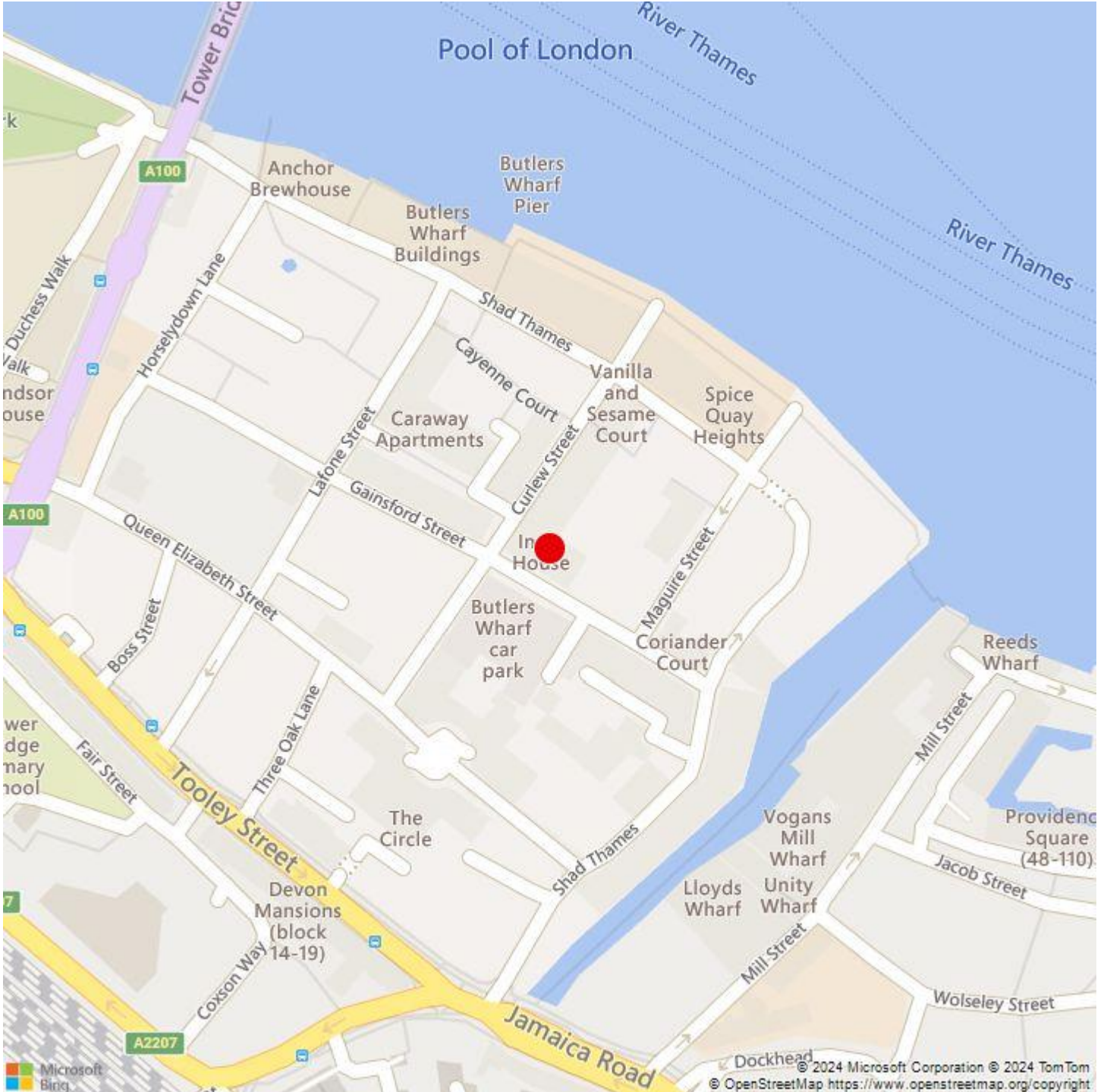
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**KALMARs**

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