

PURPOSE-BUILT OFFICE TO LET

860 SQ FT (79.9 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



Unit 1, Raven Wharf, 14 Lafone St, London SE1 2LR

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LOCATION:

The office is located on Lafone Street within the Shad Thames area behind Butler's Wharf, and is close to Tower Bridge. The area is now one of London's most vibrant and dynamic locations, providing a wide variety of restaurants, cafes and bars. To the west of the property is the More London Estate. London Bridge station (Jubilee, Northern lines and National Rail) and Tower Hill station (Circle, District and DLR lines) are within a short walking distance.

DESCRIPTION:

The office is set on a raised ground floor of the Raven Wharf building on Lafone Street. It is divided into two larger open-plan office spaces, and has two additional closed office units that could be removed to create an open-plan office area for the entire unit. The office is fitted with LED lighting throughout, it has 2 tucked away WCs, 2 kitchenettes and has numerous built in storage spaces.



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RENT: £27,500 p.a.

TENURE:

Lease assignment of the remaining time
of 2 years or new lease direct from the
landlord.

COSTS:

SERVICE CHARGE: £2,800 p.a

RATES: £11,851.25

VAT: VAT is payable on all aspects

**LEGAL COSTS: Each Party to pay their own
costs.**

VIEWING.

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.