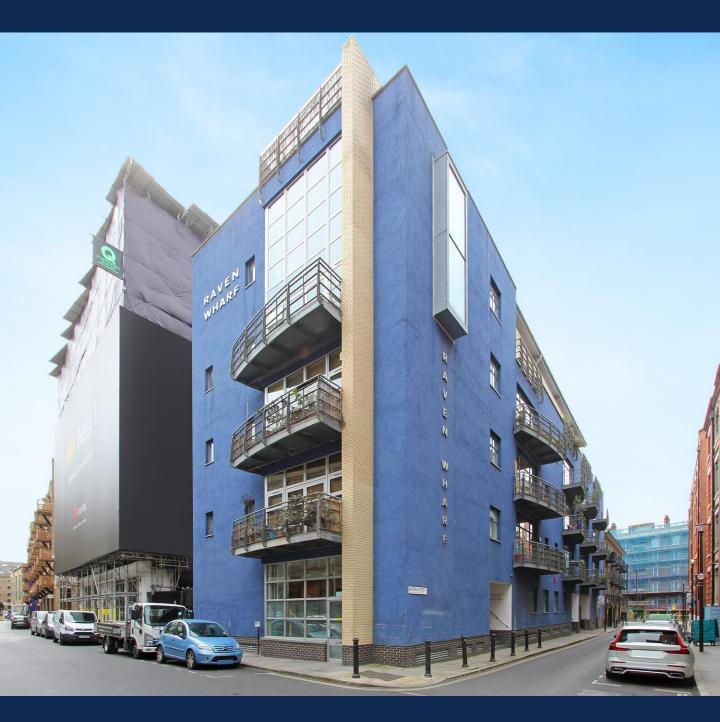
# PURPOSE-BUILT OFFICE TO LET

860 SQ FT (79.9 SQ M)



COMMERCIAL

020 7403 0600



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

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**KALMARs** 

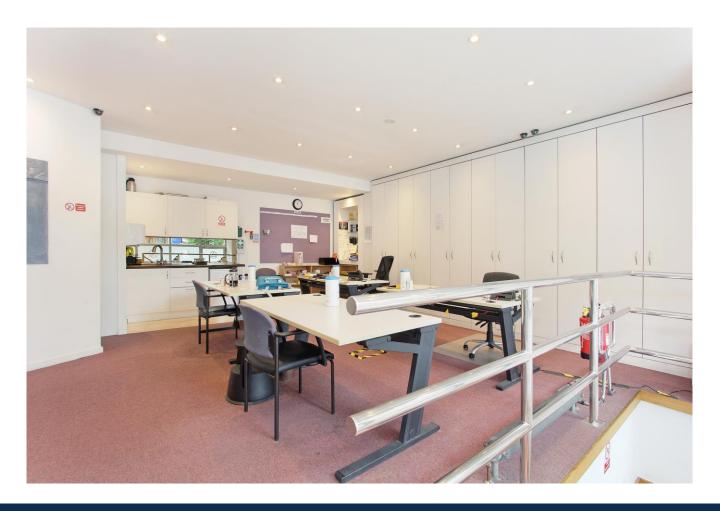
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#### LOCATION:

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 Uri Lasker 0207 403 0600 uril@kalmars.com

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