

**TO LET**

**UNIT 20A, THE CIRCLE, QUEEN  
ELIZABETH STREET, LONDON, SE1 2JE**

**778 SQ FT (72 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600





## LOCATION:

The Circle is situated in Butlers Wharf, a charming area on the South Bank adjacent to the River Thames and just east of Tower Bridge. The vicinity boasts an excellent and diverse range of restaurants, cafes, and bars catering to all tastes and occasions. London Bridge Station, with access to the Northern and Jubilee Underground lines as well as National Rail services, is a mere 10-minute walk away.

## DESCRIPTION:

This recently refurbished office space is situated over ground and mezzanine levels. The ground floor features an open workspace area, while the mezzanine currently hosts two toilets, kitchen, and a breakout area. The office is fully self-contained, air-conditioned, and benefits from excellent natural light. Secure bike storage is available within the development, and secure car park is through separate negotiation.

Sale of the virtual freehold available, price on request.





**SIZE: 778 Sq Ft (72 Sq M)**



**RENT: £35,000 New Lease**



**COSTS:**

VAT: VAT is payable on the rent and service charge.

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



**VIEWINGS:**

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

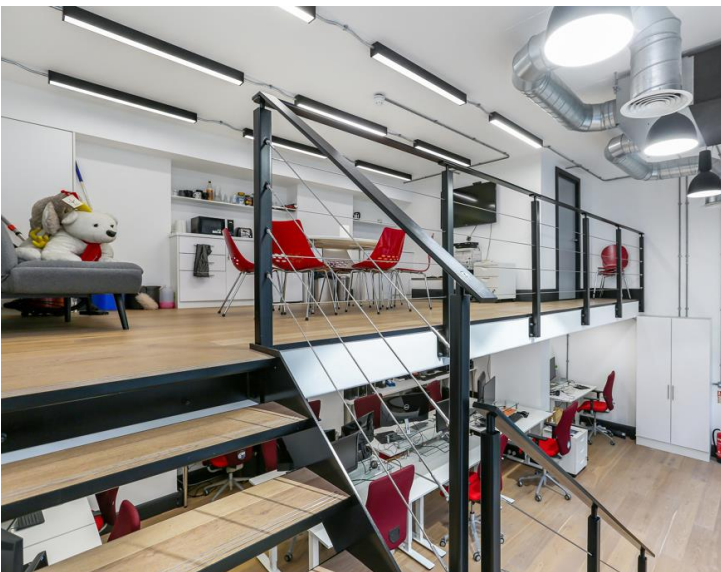


**CONTACT:**

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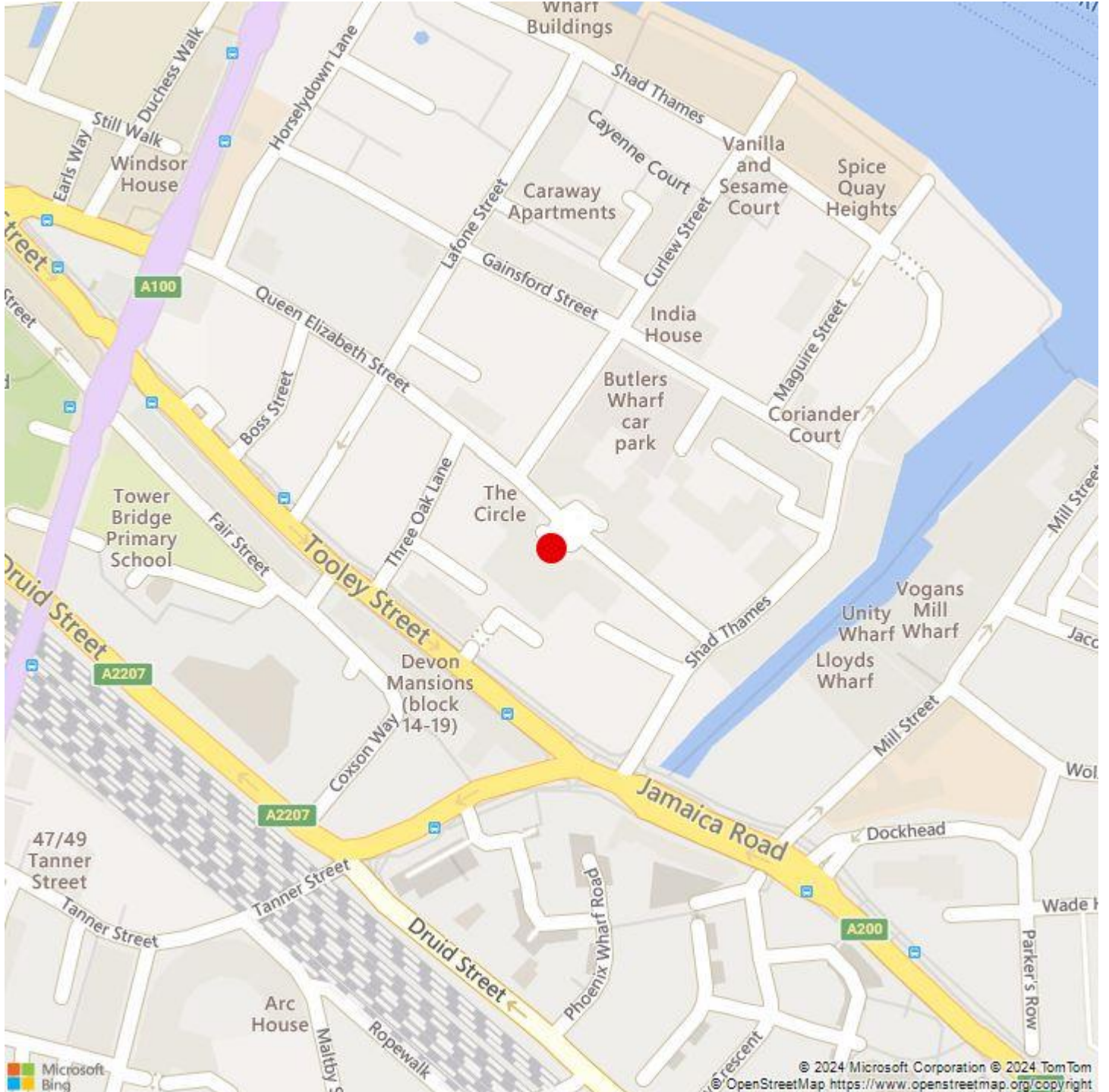
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