

TO LET

**UNIT 1, THE CIRCLE, QUEEN ELIZABETH
STREET, LONDON, SE1 2JE**

KALMARs

COMMERCIAL

020 7403 0600

809 SQ FT (75 SQ M)



LOCATION:

Nestled in the charming area of Shad Thames, The Circle boasts a prime location on Queen Elizabeth Street, just a short walk from the River Thames and to the east of the iconic Tower Bridge. This district is celebrated for its exceptional array of dining, café, and bar choices, catering to diverse tastes and occasions. Furthermore, London Bridge Station, offering connections through the Northern and Jubilee Underground lines, as well as National Rail services, is conveniently situated within a mere 10-minute walk.

The virtual freehold of this office space is currently for sale, with the price available upon request.

DESCRIPTION:

Situated on the upper ground floor, this modern office space is thoughtfully designed with functionality in mind. Upon entering, you're greeted by a small lobby area. To the left, the layout includes a kitchenette, two toilets, and a section set up with desks. To the right, there's an additional toilet, a small storage room and a board room, which could potentially be reconfigured to accommodate more desk spaces. The office is fully self-contained, features air conditioning, and benefits from natural light on one side. Within the development, secure bike storage is available, and secure car park through separate negotiation.





SIZE: 809 Sq Ft (75 Sq M)



RENT: £40,000 New Lease



COSTS:

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.



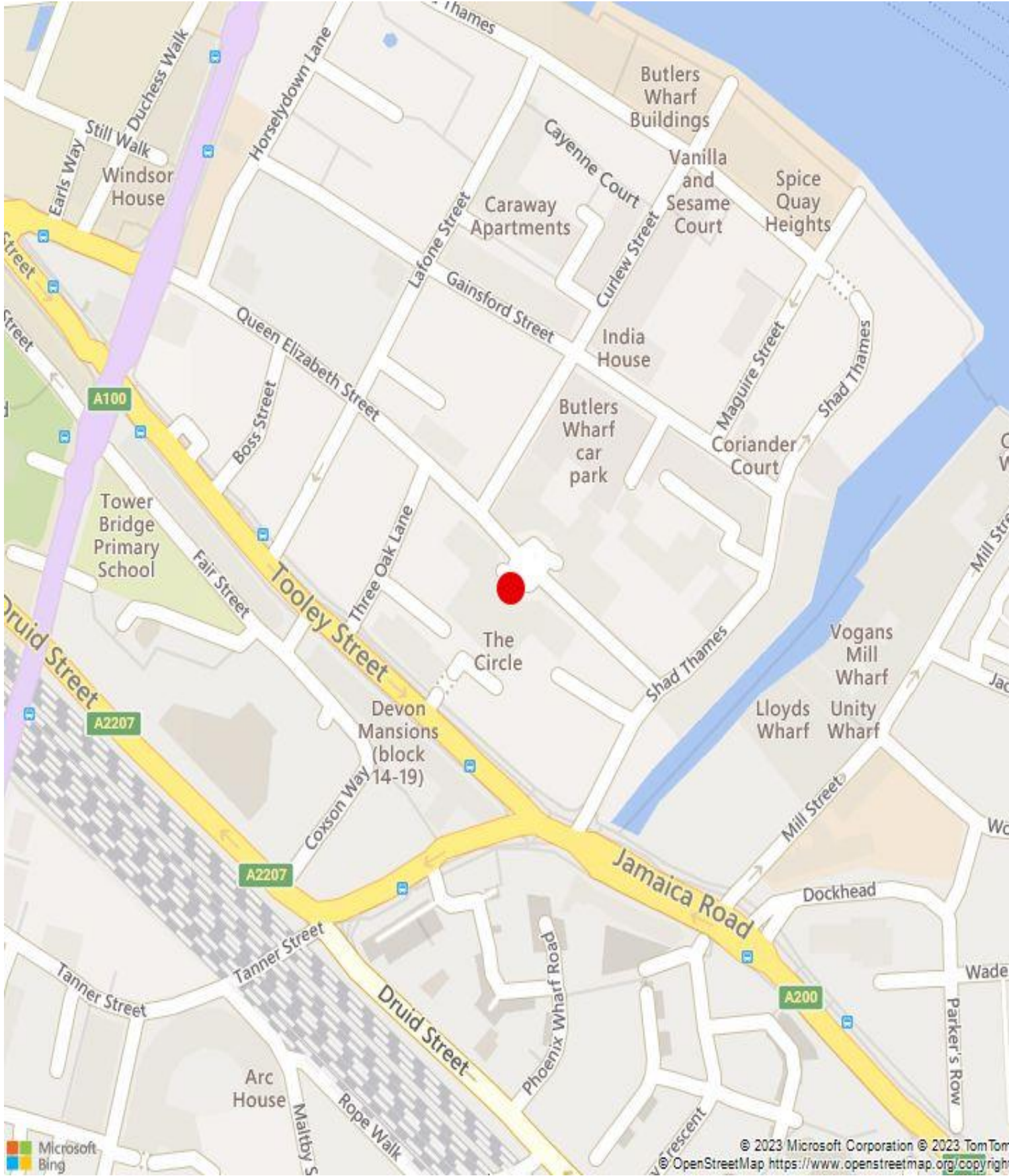
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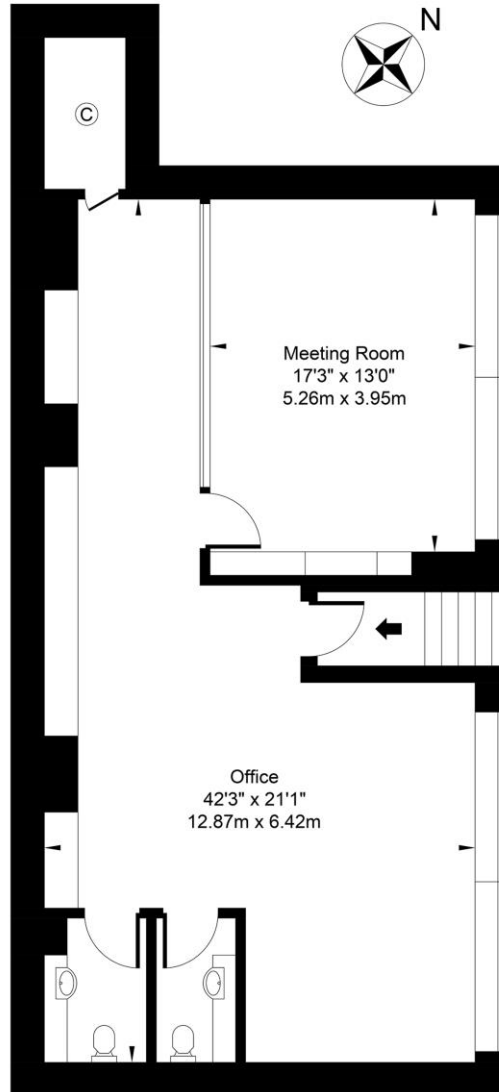
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Unit 1, The Circle, Queen Elizabeth Street, London, SE1

Approx. Gross Internal Area 872.41 Sq Ft - 81.05 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

www.interdesignphotography.com

This floor plan should be used as a general outline for guidance only.

All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2023.