

**AIR-CONDITIONED
COMMERCIAL UNIT TO LET
1,665 SQ FT (155 SQ M)**

KALMARs

COMMERCIAL

020 7403 0600



1 BREWERY SQUARE, LONDON, SE1 2LF

LOCATION:

Located close to Tower Bridge and the River Thames, the office space is situated within Brewery Square. The local area has undergone significant transformation in recent years, evolving into a thriving district with an array of shops, cafes, and restaurants. Nearby establishments include The Chop House, Le Pont de la Tour, and The Watch House. The unit also benefits from its proximity to the amenities of More London. The office is situated 0.5 miles from London Bridge Station, which offers access to the Jubilee and Northern Underground lines as well as National Rail services. It is also 0.6 miles from Tower Hill Station, served by the Circle, District, and DLR lines.

DESCRIPTION:

Now available for immediate occupancy, this ground-floor office space has recently been refurbished. The premises feature air conditioning, two toilets, and shower facilities, as well as two designated meeting rooms or private offices and a kitchenette. The space is further enhanced by natural light on three sides, thanks to floor-to-ceiling windows. Parking accommodations can be negotiated separately.





SIZE: 1,665 Sq Ft (155 Sq M)



RENT: £79,088 New Lease



COSTS:

VAT: No VAT is payable

SERVICE CHARGE: To be confirmed

BUSINESS RATES PAYABLE: £29,970
(2023/2024)

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



VIEWINGS:

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



CONTACT:

Joel Dela Cruz

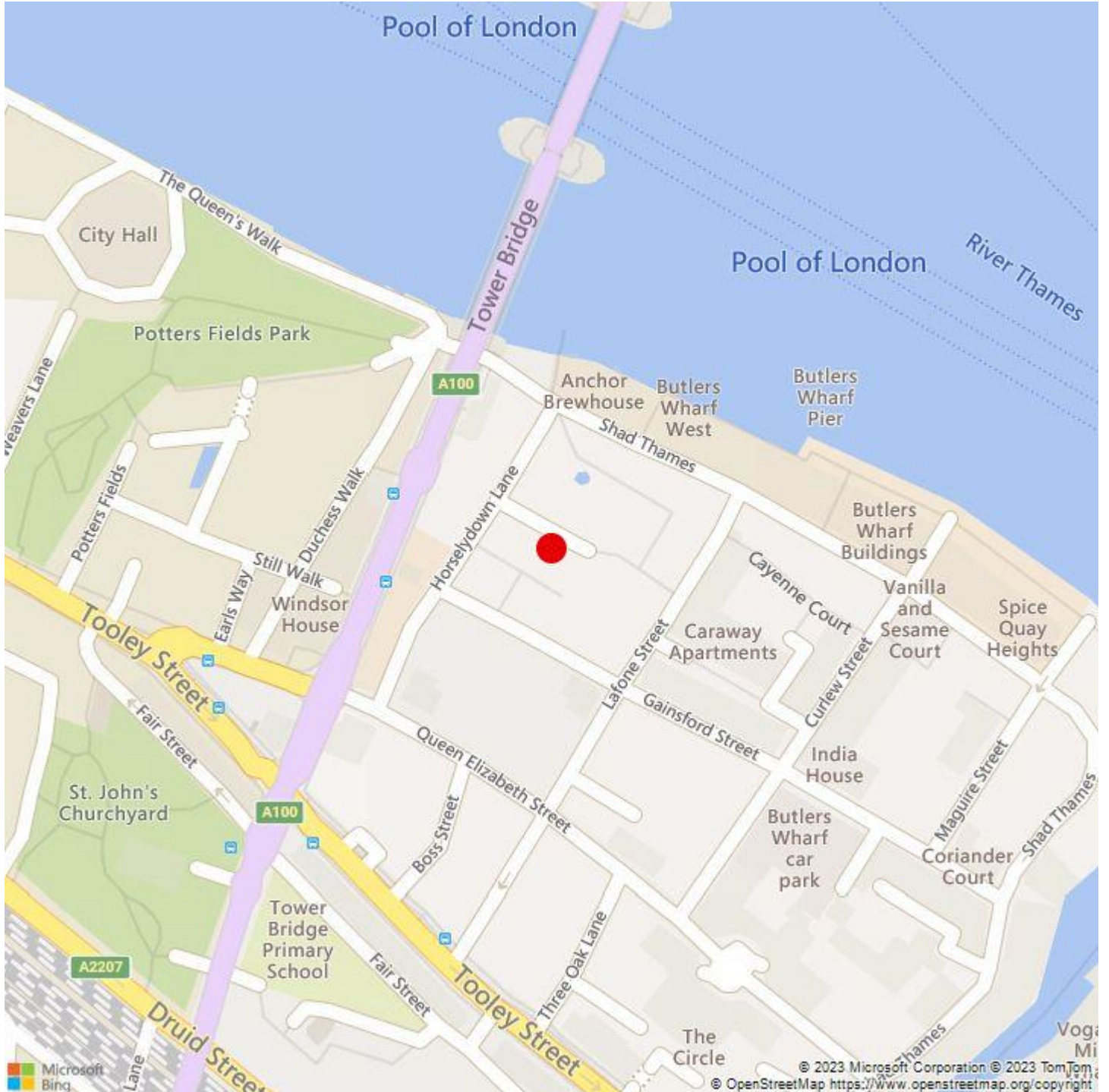
07815 114738

joeldc@kalmars.com



KALMARs

SOUTH LONDON'S LEADING AGENTS



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.