

OFFICE SPACE FOR SALE

2,255 SQ FT (209 SQ M)

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**GINGER BUILDING, 36 CURLEW STREET,
LONDON, SE1 2PA**

DESCRIPTION

This recently refurbished ground floor office space in the Ginger Building boasts modern facilities and is strategically positioned near Tower Bridge. Its contemporary design incorporates a U-shaped layout focused around a central core, promoting an efficient and open-plan working environment.

The office space is equipped with state-of-the-art amenities, including air conditioning, a partitioned meeting room and a comms room. The kitchenette is equipped with key appliances, providing a practical and functional space for dining. Modern restroom facilities, including male, female, and disabled toilets.



AMENITIES

- ❄️ Air Conditioned
- 🍴 Kitchenette
- ✦ Fitted to a High Specification
- ☀️ Excellent Natural Light
- 🪑 Partitioned meeting room & modern breakout facilities

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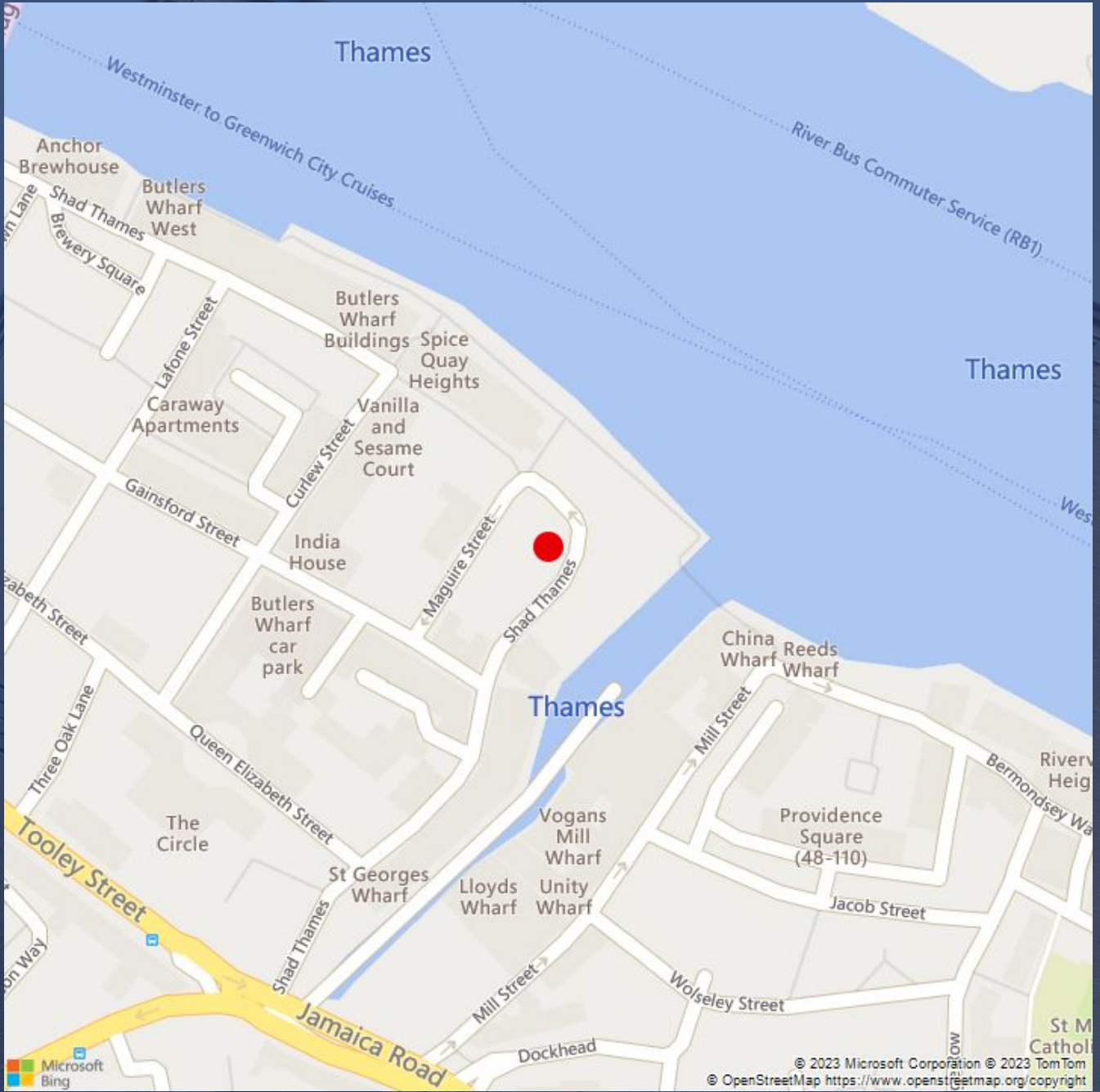
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LOCATION

The property is near the corner of Shad Thames and Curlew Street. Shad Thames is in the fashionable conservation area approximately 250m from Tower Bridge and is surrounded by quality restaurants and other facilities. These are being further enhanced by the old Mayor of London's building and other facilities nearby in More London. London Bridge Station (Jubilee, Northern and Overground) and Tower Hill Station (Circle, District and DLR) are both within walking distance.



 MAP



 **SIZE:** 2,255 Sq Ft (209 Sq M)

 **SALE PRICE:** £1,800,000 O.I.R.O.

 **LEASE LENGTH:** 125 years from 25th March 2002

 **COSTS:**

SERVICE CHARGE: £10,322.76 (2023)

BUSINESS RATES: £41,984 (2023/2024)

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

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