FOR SALE SELF CONTAINED OFFICE BUILDING 9,203 SQ FT (855 SQ M)



# CARNIVAL HOUSE 5 GAINSFORD STREET

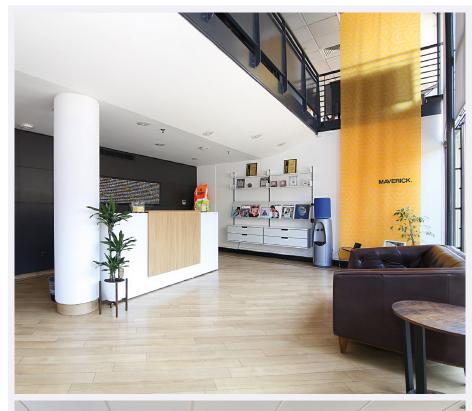


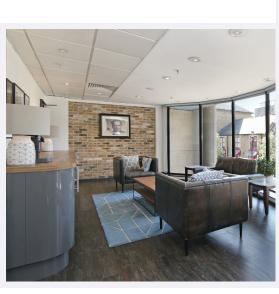
# A LIGHT-FILLED, SELF-CONTAINED BUILDING LOCATED CLOSE TO TOWER BRIDGE

The building is located on Gainsford Street within the Shad Thames area behind Butler's Wharf, and in close proximity to Tower Bridge. The area has benefited recently from major regeneration and investment, with new developments including One Tower Bridge and the redesigned London Bridge Station. 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. The area has attracted major local occupiers, including PwC, Ernst & Young, Norton Rose Fulbright, HG Capital, Montagu Private Equity, News International and Zoopla.

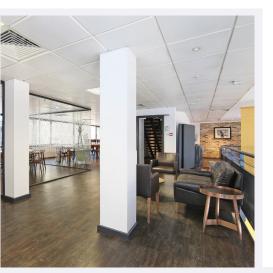
London Bridge station (Jubilee, Northern lines and National Rail) and Tower Hill station (Circle, District and DLR lines) are within a short walking distance.











### THE SPECIFICATION

The property comprises an attractive self-contained office building, which has recently undergone full refurbishment throughout the ground and five upper floors. The property benefits from a double height reception area accessed via Gainsford Street.

The floors are open plan with good natural light and views over London from the top floor. Each floor has the ability to be let separately and has individual access.







#### **Amenities**

- 8-person passenger lift
- Air conditioning
- Under-floor trunking
- Kitchenette on each floor
- DDA compliant
- Shower plus disabled toilet on ground floor
- Male & female toilets on ground to 4th floors
- One parking space included

#### Floor Sizes

Level	Sq m	Sq ft
G	106.7	1,148
1	118	1,270
2	198	2,130
3	200	2,155
4	172.8	1,860
5	59.5	640
Total	855	9,203

#### **Tenure**

For sale on a 125-year lease, granted in 1986 at a peppercorn ground rent.

# COSTS

#### **Price**

On application.

#### Rates

To be confirmed.

#### VAT

VAT is payable on the sale price.

#### **Legal Costs**

Both parties to pay their own legal costs.

#### **Service Charge**

To be confirmed.

# **VIEWINGS**

By appointment through sole agents, KALMARs COMMERCIAL. To book an appointment, contact:

Adrian Gurney 020 7403 0600 adriang@kalmars.com









All properties are offered subject to contract and availability. These particulars are believed to be correct at the time of going to print in January 2023, 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.