

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

KALMARs

COMMERCIAL

CARNIVAL HOUSE

5 GAINSFORD STREET

LONDON, SE1



THE
COOPERAGE

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.





CARNIVAL HOUSE
5 GAINSFORD STREET

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.

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.

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



KALMARs
 COMMERCIAL
 2 Shad Thames, SE1
 020 7403 0600
 KALMARS.COM

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