

**CHARACTER OFFICE  
TO LET  
1,047 SQ FT (97 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**CANVAS HOUSE, JUBILEE YARD, QUEEN ELIZABETH STREET,  
LONDON, SE1 2NL**



## LOCATION:

The office is nestled in the heart of one of the most historic areas of London, Shad Thames, and is located within Jubilee Yard, a former tent and flag factory on Queen Elizabeth Street. The area boasts a wealth of amenities, including an array of shops, restaurants, and cafes located just a few minutes' walk away in Shad Thames and More London. The property also benefits from excellent transport links, with multiple options nearby including London Bridge station (just 900m away), which offers access to the Jubilee, Northern, Southern, and South-Eastern rail services, as well as Tower Hill underground station (950m away) for the district and Circle lines and Bermondsey underground station (650m away) on the Jubilee line, that provide easy access to The City, Canary Wharf and South East London.



## DESCRIPTION:

Due for refurbishment, this office is set within its own cobbled courtyard with a landscaped garden to the rear, this former tent and flag factory was converted into character offices. The unit is on ground level with natural light from three sides. Exposed timber beams, carpeted floors and brick walls provide an attractive warehouse finish. The unit is primarily open plan with its own meeting room, kitchen, WC and meeting/storage room.





**SIZE: 1,047 Sq Ft (97 Sq M)**



**RENT: £39,500 per annum**



**COSTS:**

VAT: VAT is payable on the rent and service charge.

SERVICE CHARGE: £6,715 (2024/2025)

BUSINESS RATES: £14,596 (2024/2025)

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

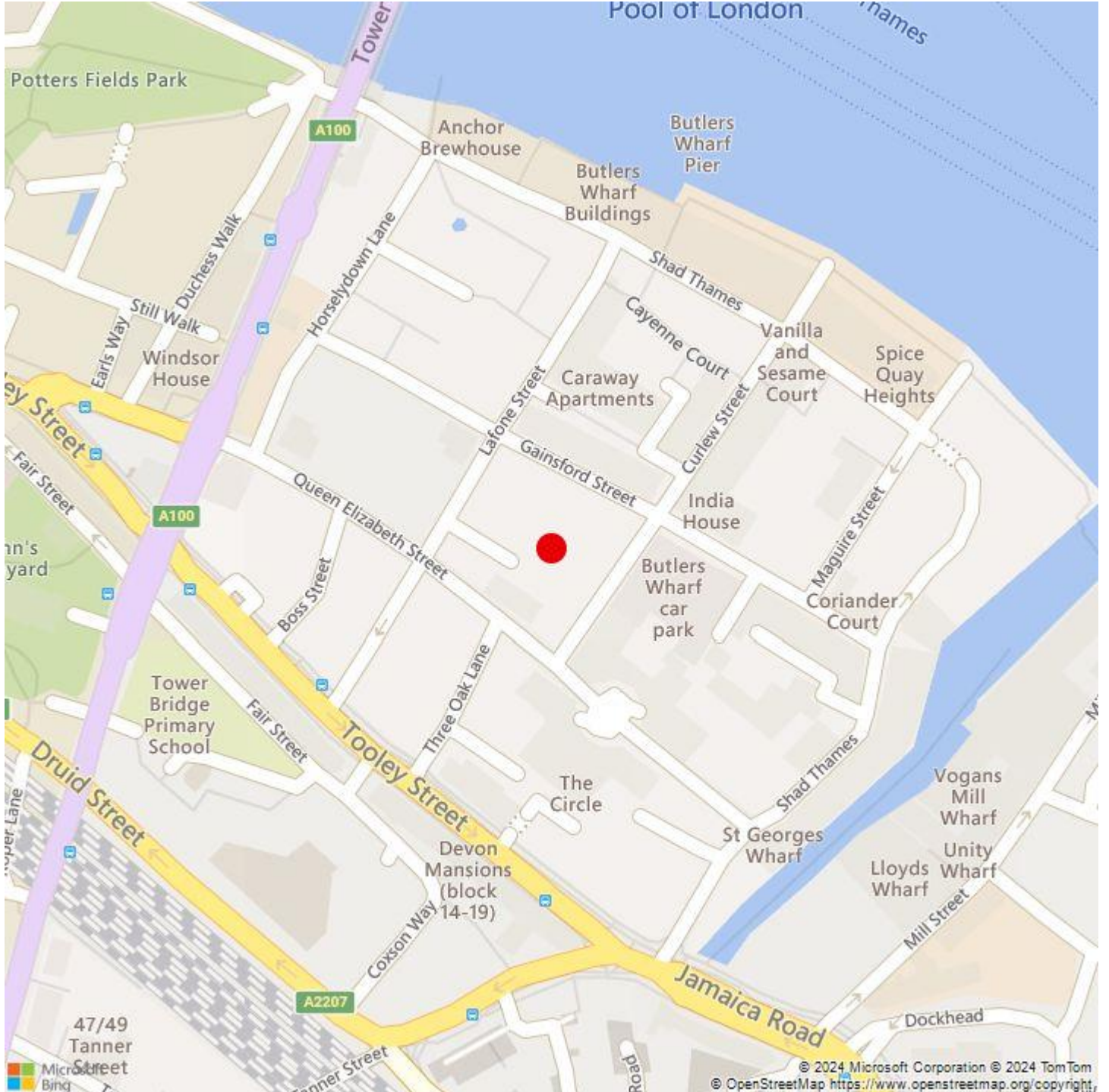
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