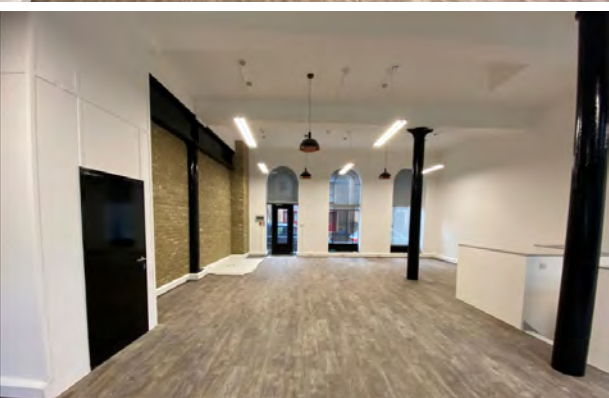


NON-VAT Elected
Flexible Lease Terms



4 GAINSFORD STREET

Brewery Square, London SE1 2NE



LEASE TERM

Available by way of a new lease direct from the Landlord. The units are not elected for VAT.

DESCRIPTION

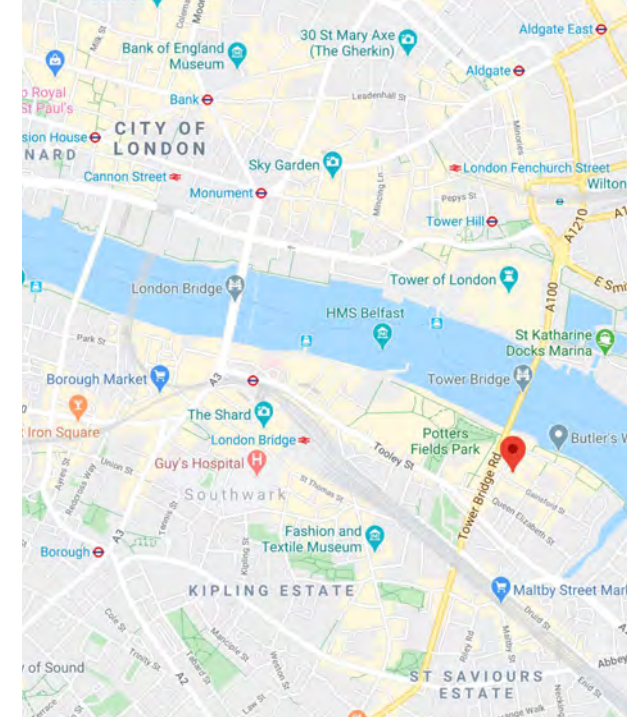
The available unit is arranged over the ground and lower ground floors. The property is self-contained and has a private meeting room, a kitchenette and demised WC's. The unit benefits from excellent natural light, full height windows and fibre connectivity.

AMENITIES

- Self-contained
- Exposed columns
- Excellent natural light
- Carpet flooring
- Electric heaters
- Suspended lighting
- Perimeter trunking
- Impressive floor to ceiling height
- Demised WC's
- Kitchenette
- Car Parking (by separate arrangement)
- EPC - TBC

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
G/LG	1,775	£42.50	£11.00	£5.50	£104,725	Available



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