

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

NEW INSTRUCTION

**2 – 7 BREWERY SQUARE,
BUTLERS WHARF,
LONDON, SE1**

Butlers Wharf

2/7 Brewery Square
London SE1



A superb, newly refurbished, self contained business unit of 2,764 sq.ft arranged over ground and mezzanine levels located in this much sought after position.

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

LOCATION

Butlers Wharf is a well established thriving mixed community of businesses, shops, restaurants and stylish apartments.

Located on the river next to Tower Bridge, the area is very popular with many attractions and restaurants such as the Pont de la Tour and the Chop House acting as a magnet.

Brewery Square is located within the heart of the development being bounded by Gainsford Street to the south, Horselydown Lane to the west and Copper Row to the north.

Communications are good, with London Bridge British Rail and Underground stations and Fenchurch Street and Tower Hill Underground and British Rail stations being close by. Numerous bus routes pass along Tooley Street and Tower Bridge Road, providing further communications to the centre of town.

DESCRIPTION

The property comprises modern self contained business unit arranged over ground and mezzanine levels. The ground floor and mezzanine benefit from excellent natural light, having full height floor to ceiling glazing on three elevations.

AMENITIES

- ❖ Stylish modern appearance
- ❖ Air Conditioning
- ❖ Suspended ceiling with Category II lighting
- ❖ Male and female WC's
- ❖ Excellent staff amenities
- ❖ Pleasant and quiet working environment
- ❖ Established business community

FLOOR AREAS

| | |
|--------------|---------------------|
| Ground Floor | 1,556 sq.ft. |
| Mezzanine | <u>1,208 sq.ft.</u> |
| | 2,764 sq.ft. |

TERMS

LEASE

A new fully repairing and insuring lease for a term by arrangement.

RENT

Upon application

VIEWING

Strictly by appointment through sole agents **WHITE DRUCE & BROWN – IAN FRANKLIN**, ianfranklin@whitedrucebrown.com 020 7467 5997.