

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

**6 BREWERY SQUARE,
BUTLERS WHARF,
LONDON, SE1**

**OFFICE TO LET
1,643 SQ.FT. (153 M²)**



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 has become very popular with a mixed thriving community of offices, shops and restaurants including Pont de la Tour and The Chophouse.

www.whitedrucebrown.com

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

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

This self contained office is located on the 1st floor with an open staircase leading up from Copper Row. The property benefits from windows on three sides of the building. The property will be available from 1 July 2017

AMENITIES

- ❖ Own Private Entrance
- ❖ Self Contained
- ❖ Good Natural Light
- ❖ Self Contained WCs' and Kitchenette
- ❖ Shower
- ❖ Car Parking Available by Separate Licence
- ❖ Pleasant and quiet working environment
- ❖ Established business community

FLOOR AREAS

1st Floor 1,643 sq.ft. (153 m²)

TERMS

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

RENT £45.00 p.s.f.

RATES RV - £42,500.

SERVICE CHARGE Approximately £5.00 p.s.f.

LEGAL COSTS Both parties to be responsible for their own legal costs.

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