

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

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

NEW INSTRUCTION

**1 Brewery Square, Butlers Wharf,
London, SE1**

**Smart Ground Floor Offices
To Let
1,665 sq.ft./155 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 is very popular with many attractions and restaurants such as Pont de La Tour and The Chophouse acting as a magnet.

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 in 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, Fenchurch Street and Tower Hill Underground and British Rail Stations being close by. Numerous bus routes pass along Tooley Street and Tower Bridge Row providing further communications to the centre of town.

Description The property comprises a modern self-contained business unit arranged over ground floor, benefitting from full floor to ceiling glazing and excellent natural light.

Amenities

- Self-Contained
- Stylish modern appearance
- Modern feature lighting
- Self-contained WCs'
- Excellent Natural Light
- Car Parking (by separate negotiation)

Floor Area Ground Floor – 1,665 sq.ft. (155 m²)

Terms

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

Rent £45 p.s.f.

Rates RV - £39,000.

Viewing Strictly by appointment through sole agents, **White Druce & Brown (Ian Franklin) – ianfranklin@whitedrucebrown.com, 020 7467 5997.**