

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

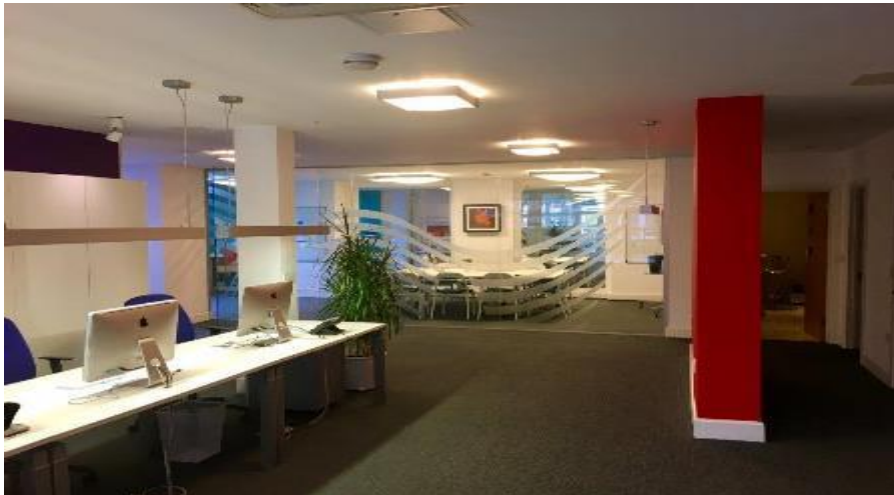
Elliott House, 28a Devonshire Street, London W1G 6PS

PRELIMINARY DETAILS

**Excellently located, bright, well presented, self-contained offices
on competitive terms**

1,530 sq.ft.

**Unit A Flag House,
31/33 Tanner Street,
London, SE1 3LE**



Location

The property is situated on the north side of Tanner Street, just to the west of its junction with Tower Bridge Road (A100) and within a 10 minute walk of London Bridge Station (Jubilee, Northern, Southern and South Eastern Lines), within reach of numerous bus routes allowing easy access to the City, Shoreditch and Clerkenwell. The area has experienced significant and on-going major regeneration to create an attractive live/work environment with various leisure and restaurant facilities nearby.

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

Accommodation The offices are in good decorative order, ready for immediate occupation and comprise a self-contained ground floor office with its own front door currently divided to form a large open plan area, large boardroom, ancillary offices with two WC's and a fully fitted kitchen, all benefitting from air conditioning, carpeting with underfloor trunking and good natural light emanating from a large window frontage and skylights.

Outgoings

Rent -	£49.50 p.s.f
Rates -	£11.41 p.s.f. payable (approx.)
Service Charge -	0.78p p.s.f. (approx.)

Therefore quoting terms for rent, service charge and rates payable equate to a very competitive level of **£61.70 p.s.f.** (approx.)!

Lease A new lease for a term to be agreed/Alternatively, instant access short term available on all inclusive terms.

Legal Costs Each side's legal costs to be borne by the respective parties.

Possession Upon completion of legal formalities.

Conditions All details contained herein are subject to contract.

Viewing By arrangement with **Jonathan Green, White Druce & Brown, 020 7467 5997/**
jonathangreen@whitedrucebrown.com

N.B. – EPC available on request.