

**TO LET (FURNISHED / UNFURNISHED)
SELF-CONTAINED COMMERCIAL UNIT
GROUND & MEZZANINE FLOORS, SHAD THAMES, LONDON SE1
THIS BUILDING IS NOT ELECTED FOR VAT**



SELF-CONTAINED UNIT

HIGH CEILINGS

CAT 2 LIGHTING

**HEATING / COOLING
CASSETTES**

EXCELLENT NATURAL LIGHT

CLASS E/ VARIOUS USES

**SECURE PARKING
(BY WAY OF A SEPARATE
LICENCE)**

**TO LET - £115,261 P.A EXCL
AVAILABLE NOW.**

**UNIT 2, KNOT HOUSE, 2-7 BREWERY SQUARE, LONDON, SE1 2LF
SIZE – 2,918 SQ FT (271 SQ M) (£39.50 PER SQ FT).**



















Location

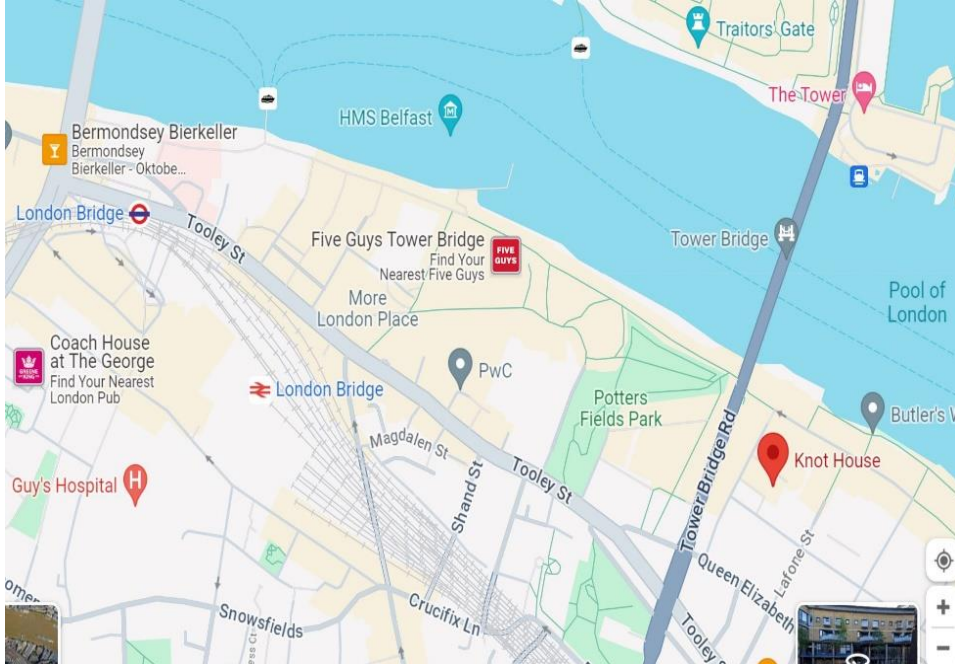
Located close to the junction with Horselydown Lane and forming part of an exclusive mixed use complex providing a host of local attractions to include a variety of bars, restaurants and other amenities. There are various bus routes serving all destinations with London Bridge mainline and underground station within walking distance.

Description

A newly refurbished self-contained ground floor commercial unit offering Grade A Specifications to include a private meeting room, fibre connectivity, air-conditioning, W.C's / shower, bike storage and secure car parking by way of a separate licence.

In addition, the property is NOT elected for VAT therefore VAT is NOT payable on the rent and service charge.

Offered furnished or unfurnished subject to terms and conditions.



Description

specifications include:

- ❖ Heating/cooling cassettes
- ❖ Kitchen
- ❖ W.C's / shower
- ❖ Fibre connectivity
- ❖ Private meeting room
- ❖ Bike storage
- ❖ Parking by way of licence
- ❖ Fully refurbished unit
- ❖ Close to all amenities / transport
- ❖ Furnished / unfurnished options.

EPC

EPC asset rating = 121 Band E

Further Details

Ian Lim
Lim Commercial
E: ian@limcommercial.com
Tel: 07885 912 982

Rates

The Rateable payable for the year 2023/24 is approximately £30,086.50 equating to £18 per sq ft.

Service Charge.

Approximately £3 per sq ft per annum.

Rent

£115,261 per annum exclusive of all outgoings equating to £39.50 per sq ft.

VAT

VAT is not applicable on the rent and service charge.

Terms

New lease direct on terms by arrangement.