

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



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

**HEATING / COOLING CASSETTES EXCELLENT NATURAL LIGHT** 

CLASS E/ VARIOUS USES

**SELF-CONTAINED UNIT** 

**HIGH CEILINGS** 

**CAT 2 LIGHTING** 

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

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

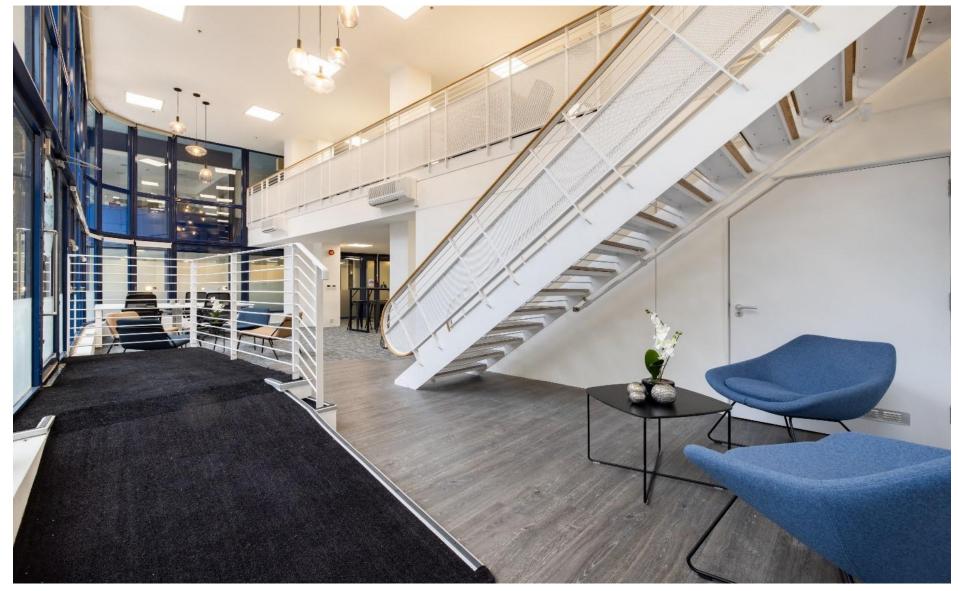






































## Location

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

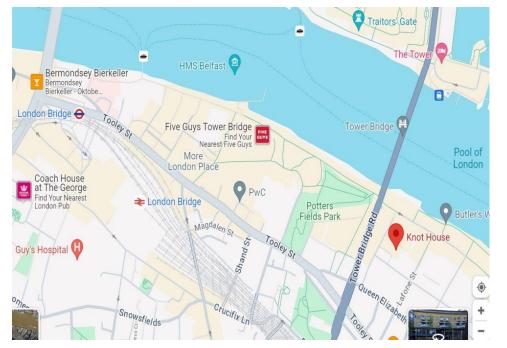
A newly refurbished self-contained ground floor commercial unit offering Grade A Specifications to include a private meeting room, fibre connectivity, air-conditioning, W.C's / shower, bike storage and secure car parking by way of a separate licence.

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

#### MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.





#### 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

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  $\pm$  30,086.50 equating to  $\pm$  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.

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