

**TO LET (FURNISHED / UNFURNISHED)  
SELF-CONTAINED GROUND & BASEMENT FLOOR STUDIO/ OFFICE  
SHAD THAMES, LONDON SE1  
THIS BUILDING IS NOT ELECTED FOR VAT**



**SELF-CONTAINED UNIT**

**HIGH CEILINGS**

**CAT 2 LIGHTING**

**ELECTRIC HEATING**

**EXCELLENT NATURAL LIGHT**

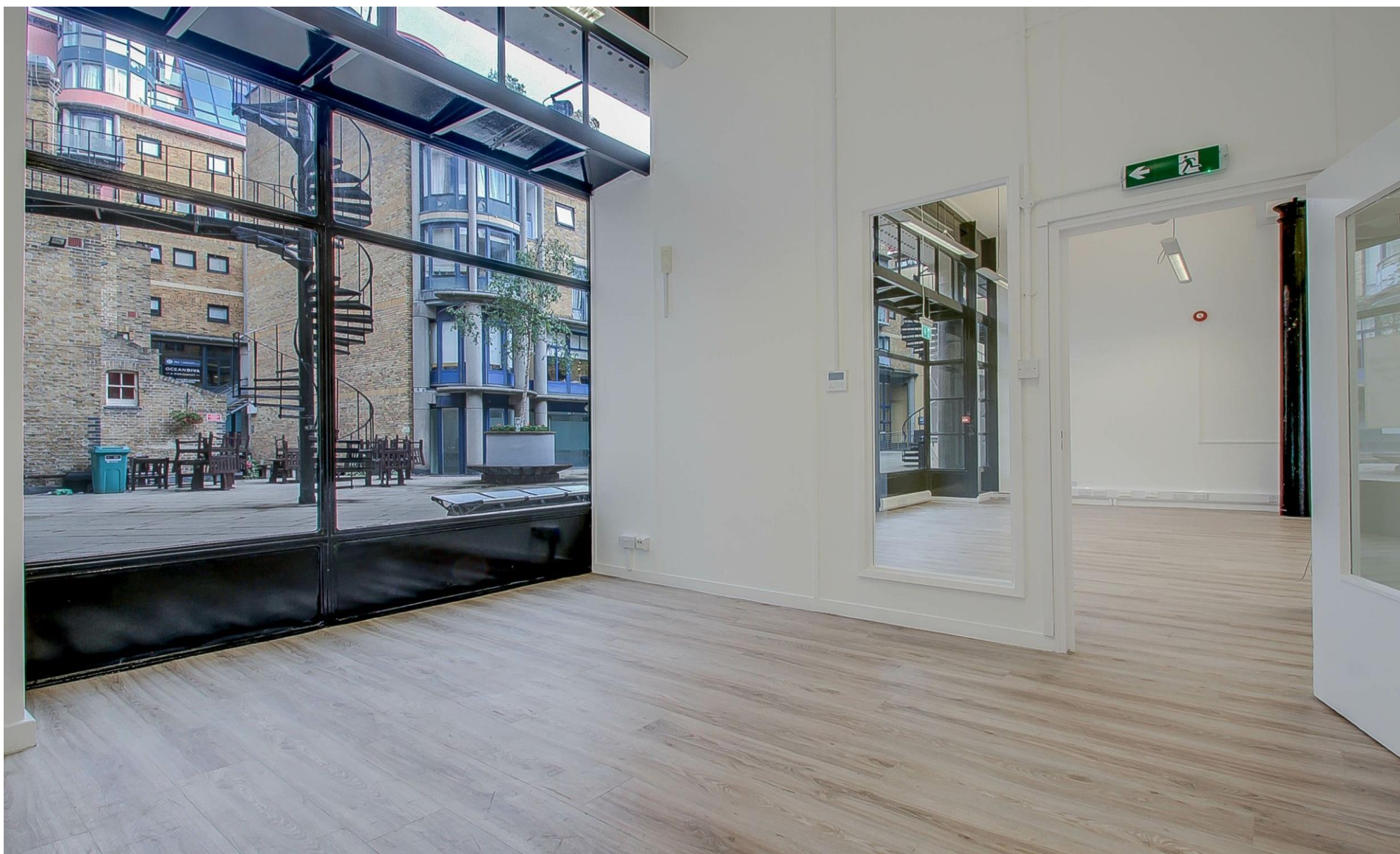
**VARIOUS COMMERCIAL  
USES**

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

**3, GAINSFORD STREET, LONDON, SE1 2NE  
SIZE – 2,454 SQ FT (228 SQ M) (£26.86 PER SQ FT OVERALL).**

**TO LET - £65,928 P.A EXCL  
AVAILABLE NOW.**











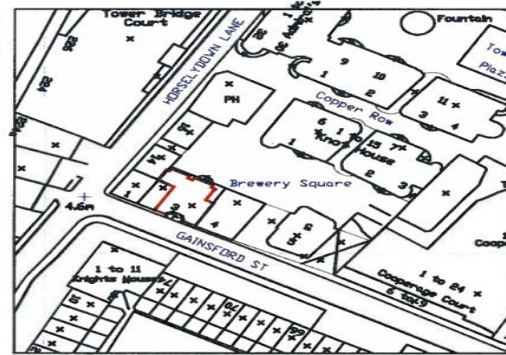




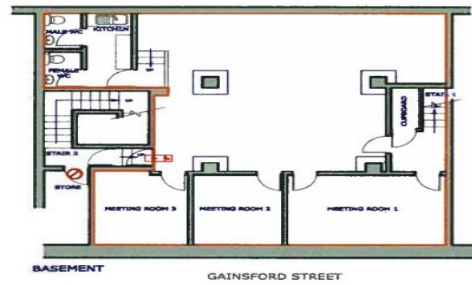


PLAN 1

LOCATION PLAN  
SCALE 1:1250



PLEASE NOTE - ALL PLANS TO BE PRINTED 'AS IN DOCUMENT' NOT ENLARGED OR SHRUNK TO FIT PAGE



*Handwritten signature: K. Jones*

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client	address <b>3 GAINSFORD STREET LONDON, SE1 2LE</b>	location <b>BASEMENT &amp; GROUND FLOOR LEASE PLAN</b>	date <b>21.02.07</b>	scale <b>1:200</b>	sheet <b>A4</b>	<b>PLAN LONDON</b>
			dwg. no. <b>PL27062-01</b>	revision		<small>The Old Bakery 139 Half Moon Lane, London, SE24 9JN Tel: 0845 2262776 Fax: 0845 2262774 http://www.planlondon.co.uk</small>

## Location

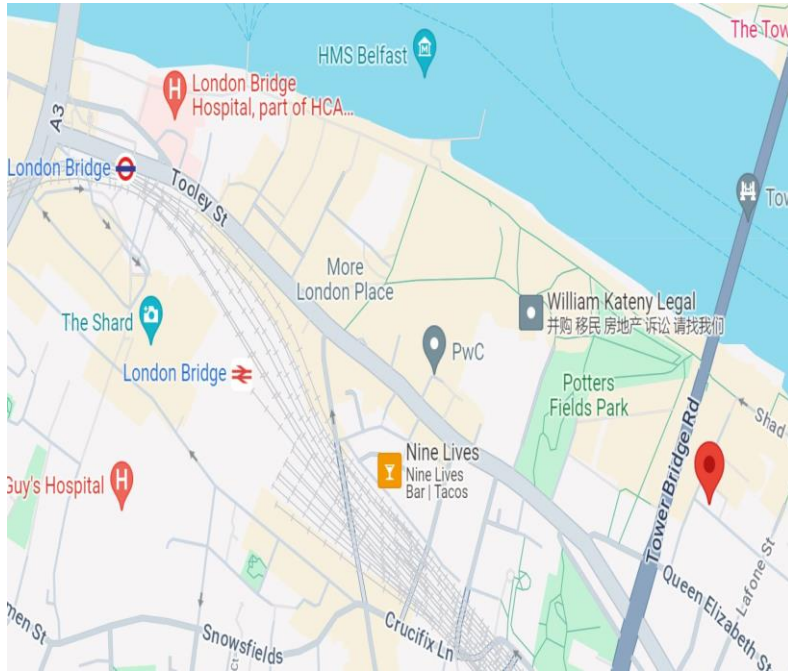
Located at the western end of Gainsford Street and close to the junction with Horselydown Lane. The property forms part of an exclusive mixed use complex providing a host of local attractions to include a variety of bars, restaurants and other amenities. There are various bus routes serving all destinations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

## Description

A self-contained studio / office arranged over the ground & Lower Ground Floors benefitting from high ceilings and excellent natural light. The ground floor is predominantly open plan with the advantage of having a private meeting room space. The lower ground floor is ideal for storage to include a store cupboard, W.C facilities and services.

Offered furnished or unfurnished subject to terms and conditions.

Ground Floor:	1,345 sq ft (125 sqm) @ £35 per sq ft	= £47,075
Basement Floor:	1,109 sq ft (103 sqm).@ £17.50 per sq ft	= £18,853
<b>Total:</b>	<b>2,454 sq ft (228 sqm)</b>	<b>= £65,928 per annum</b>



## Rates

The Rateable Value for the year 2023/24 is £48,750. Therefore the rates payable is approx. £24,320 per annum.

Council tax payable is approx.  
Ground Floor – Council Tax approx.

## Description

specifications include:

- ❖ Self-contained unit
- ❖ High Ceilings
- ❖ Electric heating
- ❖ Open plan space
- ❖ Separate meeting area
- ❖ Lower Ground Storage
- ❖ Close to all amenities
- ❖ Walking distance to London Bridge
- ❖ Furnished / unfurnished options

## Rent

£65,928 per annum exclusive of all outgoings. This equates to £26.86 per sq ft overall.

## Service Charge.

Approximately £3 per sq ft per annum.

## Terms

New lease direct on terms by arrangement.

## EPC

EPC asset rating = Band C - 56

## Further Details

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