

**TO LET (FURNISHED / UNFURNISHED)
FIRST FLOOR COMMERCIAL UNIT
SHAD THAMES, LONDON SE1
THIS BUILDING IS NOT ELECTED FOR VAT**



SELF-CONTAINED FIRST FLOOR

MODERN RECESSED LIGHTING

MEETING ROOM

DIRECTORS ROOM

KITCHEN

W.C'S / SHOWER

CLASS E/ VARIOUS USES

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

**UNIT 3, KNOT HOUSE, 6 BREWERY SQUARE, LONDON, SE1
SIZE – 1,821 SQ FT (169 SQM) £35.00 per sq ft.**

**TO LET - £63,735 P.A EXCL
AVAILABLE NOW.**











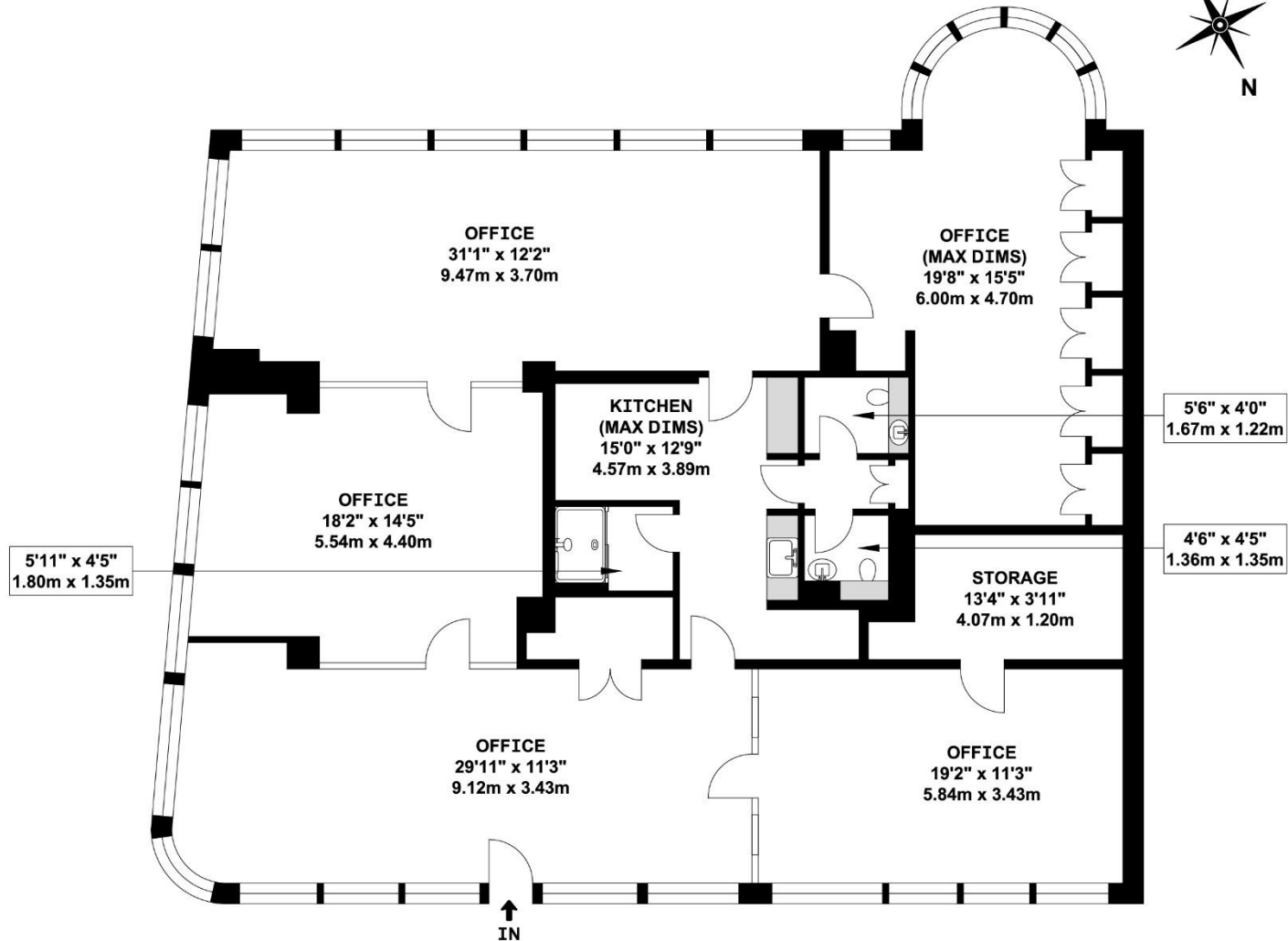








**BREWERY SQUARE
LONDON SE1**



FIRST FLOOR OFFICE

APPROX. NET FLOOR AREA 1821.14 SQ. FT / 169.19 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

Location

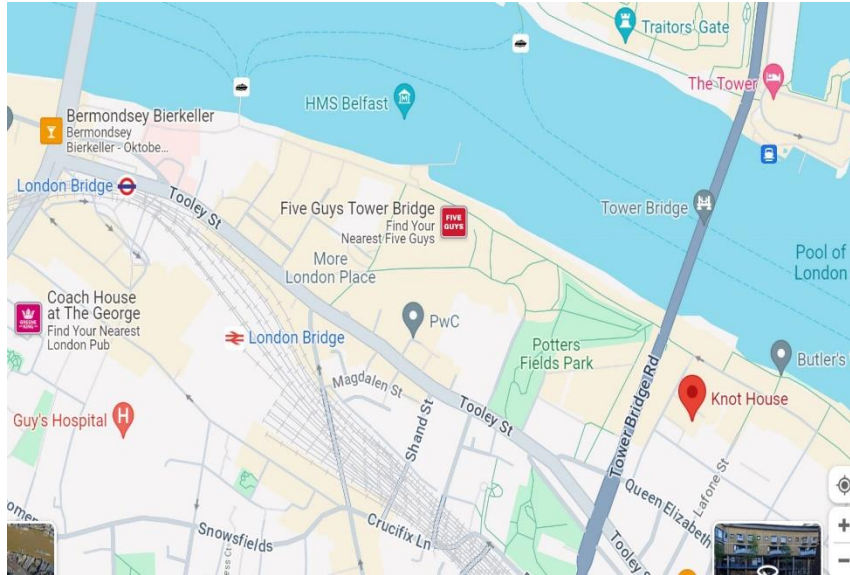
Located close to the junction with Horselydown Lane and forming part of an exclusive mixed use complex providing a host of local attractions to include a variety of bars, restaurants and other amenities. There are various bus routes serving all destinations with London Bridge mainline and underground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

Description

A modern and light first floor commercial unit in excellent decorative condition offering excellent specifications to include a reception, private meeting room, Directors office, electric heating, W.C facilities and shower. There are provisions for 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:

- ❖ Electric Heating
- ❖ Modern lighting
- ❖ Various meeting rooms
- ❖ Kitchen
- ❖ W.C's / shower
- ❖ Bike storage
- ❖ Parking by way of licence
- ❖ Close to all amenities / transport
- ❖ Furnished / unfurnished options

Service Charge.

Approximately £3 per sq ft per annum.

EPC

To be confirmed.

Rates

Rates for 2024 / 2025 are approximately £16 per sq ft per annum.

Rent

£63,735 per annum exclusive of all outgoings equating to £35 per sq ft.

VAT

No VAT payable on the rent and service charge.

Terms

New lease direct on terms by arrangement.

Further Details

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