

TO LET
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).



















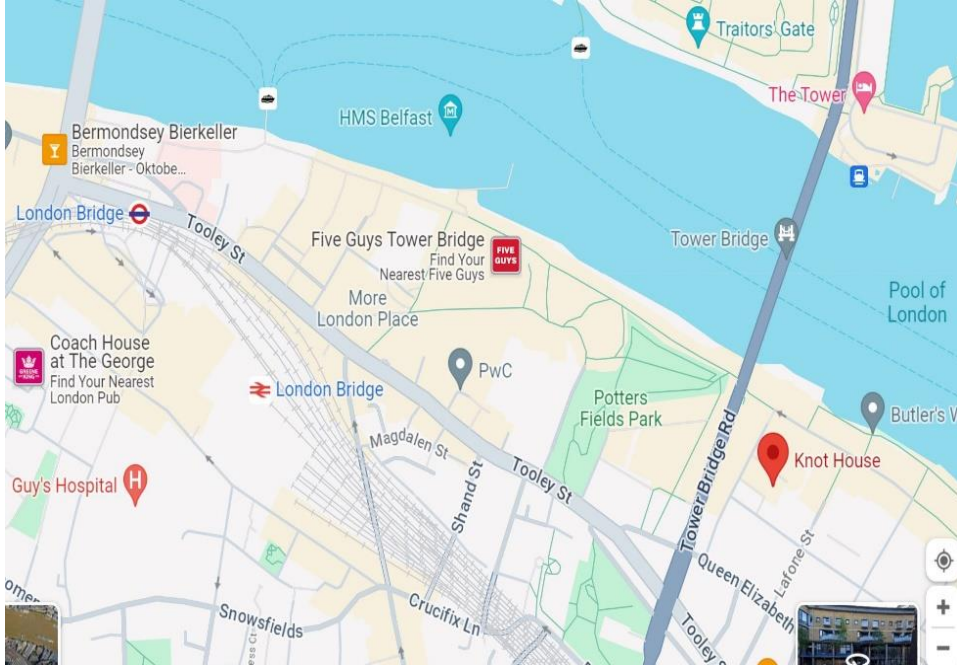
Location

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.



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

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.

EPC

EPC asset rating = 121 Band E

Rent

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

Further Details

Ian Lim
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VAT

VAT is not applicable on the rent and service charge.

Terms

New lease direct on terms by arrangement.