



ATTRACTIVE OFFICES

TO LET

LOCATED FAIRLY CLOSE TO TOWER BRIDGE GIVING GOOD ACCESS INTO THE CITY AND WEST END AND PROVIDING ACCOMMODATION ARRANGED OVER 3 FLOORS AND AVAILABLE UNDER A NEW LEASE

3 DECIMA STREET

OFF TOWER BRIDGE ROAD

LONDON SE1 4QR

LOCATION

The property is situated with a frontage to Decima Street just off Tower Bridge Road south of Tower Bridge. The property is conveniently located for access into the City and West End and the property is located just north of the A2 providing direct access out of London to the south. The surrounding area is a mixture of residential and commercial property with a good deal of regeneration occurring nearby.

DESCRIPTION

The property comprises a three storey mid terrace office building in a short parade off Tower Bridge Road. The property is arranged as a ground floor office with a very small private room to the rear, with open plan areas on the first and second floors. There are WC facilities and a kitchenette at ground floor level and a further WC and kitchenette at first floor. The second floor area has doors on to a roof terrace. The offices are centrally heated, carpeted and are in good decorative order.

ACCOMMODATION

Gross Frontage	3.66m	12'
Ground Floor Office	32.52m²	350 ft² (approx)
Private Office	2.97m²	32 ft² (approx)
Kitchenette		
WC		
<u>First Floor</u>	38.08m²	410 ft² (approx)
<u>Second Floor</u>	20.43m²	220 ft² (approx)
<u>Total</u>	93.82m²	1010 ft² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is to be offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1(Offices) of the Current Town and Country (Use Classes) Order and would suit a variety of uses. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£17,500 (seventeen thousand five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT