

INDIA HOUSE

45 CURLEW STREET LONDON SE1

REFURBISHED WORK SPACE
IN BUTLER'S WHARF

2,035 - 12,927 SQ FT

– CREATIVE WORK SPACE

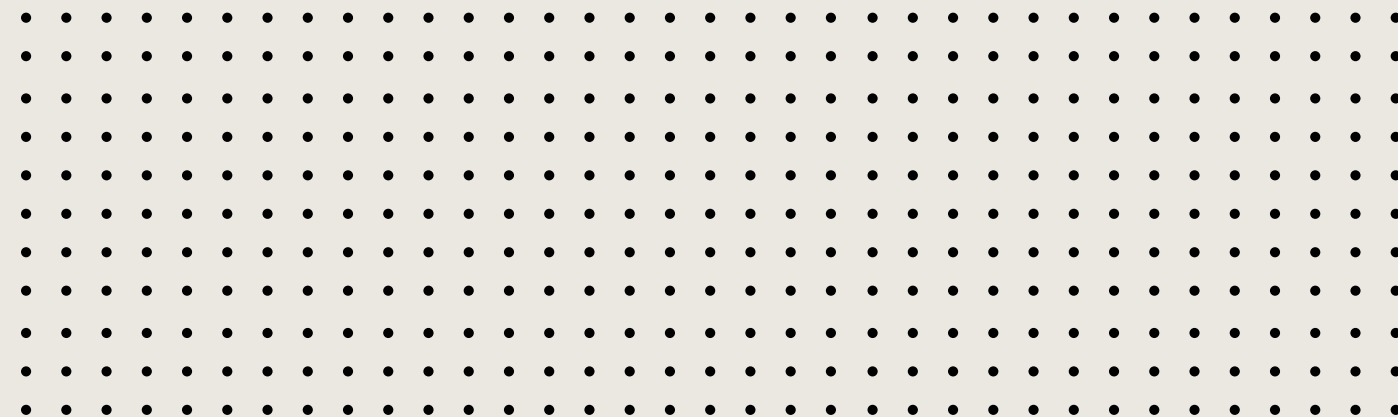


INDIA HOUSE IS SITUATED IN THE HEART OF BUTLER'S WHARF, LONDON'S FASHIONABLE RIVERSIDE DISTRICT.

Along with a newly refurbished reception, and communal roof terrace, the available floors have also been refurbished with a modern and contemporary feel suitable for creative and corporate occupiers alike.

The 5th floor is fully fitted and furnished and the 1st floor is part fitted. There is also the option to split the 1st floor into two separate fully fitted offices.

London Bridge station entrance on Tooley Street is within 10 minutes' walk.



– NEW COMMUNAL ROOF TERRACE



– LIGHT FILLED SPACE



FIFTH

6,499 SQ FT /

603 SQ M



SPECIFICATION

- ... 64 X DESKS
- ... 1 X 8-PERSON MEETING ROOM
- ... 1 X 6-PERSON MEETING ROOM
- ... HOT-DESKING
- ... COLLABORATION SPACES
- ... KITCHEN/BREAKOUT
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... COMFORT COOLING
- ... RAISED FLOORS
- ... DEMISED WC'S
- ... DEMISED SHOWERS
- ... MANNED RECEPTION
- ... 2X PASSENGER LIFTS

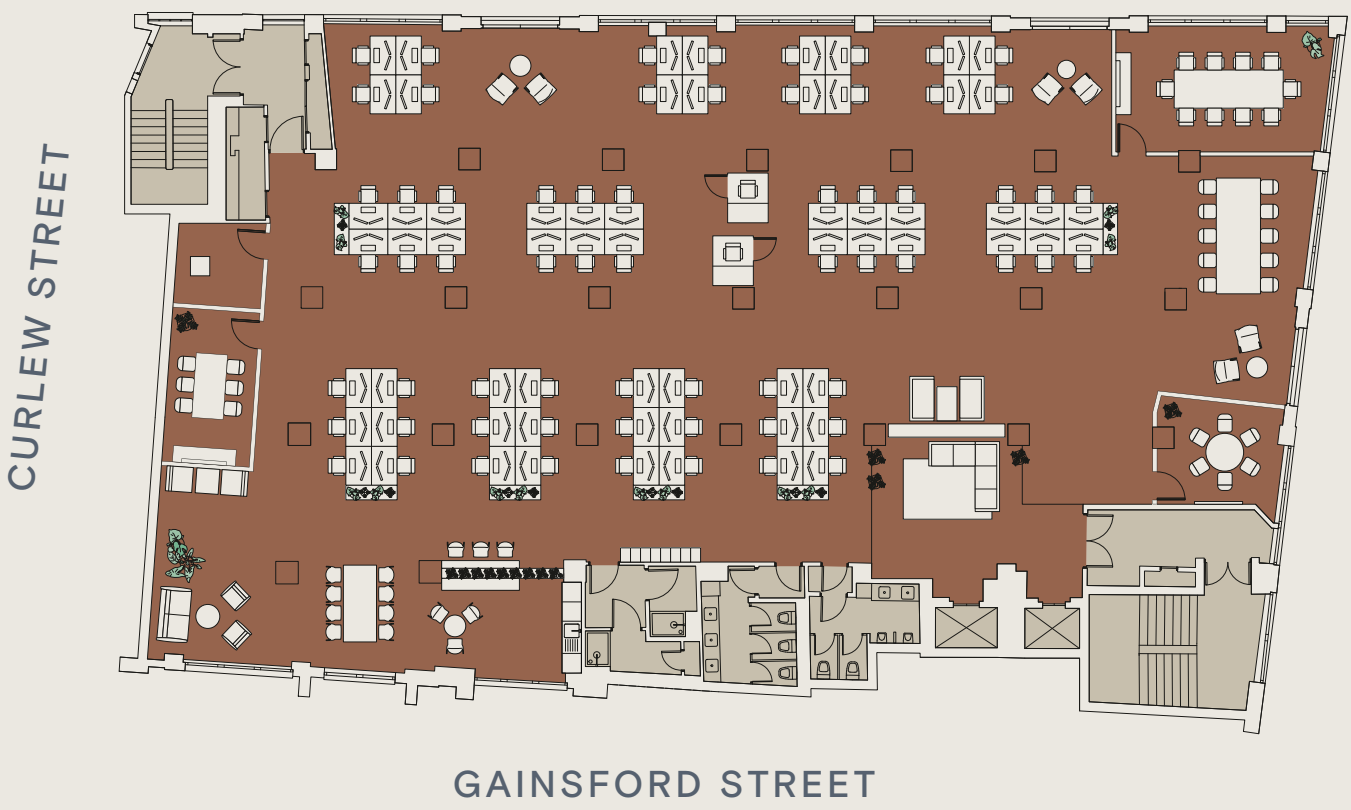


– CONTEMPORARY SPACE



FIRST

6,428 SQ FT /
597 SQ M



*Indicative layout

SPECIFICATION

- ... NEWLY REFURBISHED
- ... PART FITTED
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... AIR CONDITIONING
- ... RAISED FLOORS
- ... DEMISED WC'S
- ... DEMISED SHOWERS
- ... 3 MEETING ROOMS
- ... KITCHEN



SPLIT FLOOR OPTION

SUITE 1

3,882 SQ FT /

360 SQ M

SUITE 2

2,035 SQ FT /

185 SQ M



INDICATIVE LAYOUT

- | SUITE 01 | SUITE 02 |
|-------------------------|-------------------------|
| •12 PERSON MEETING ROOM | •12 PERSON MEETING ROOM |
| •8 PERSON MEETING ROOM | •6 PERSON MEETING ROOM |
| •6 PERSON MEETING ROOM | •1 PHONE BOOTH |
| •36 DESKS | •22 DESKS |
| •2 PHONE BOOTHS | •KITCHEN/BREAKOUT |
| •COLLABORATIVE WORKING | |
| •KITCHEN/BREAKOUT | |





– EXCEPTIONALLY TASTEFUL

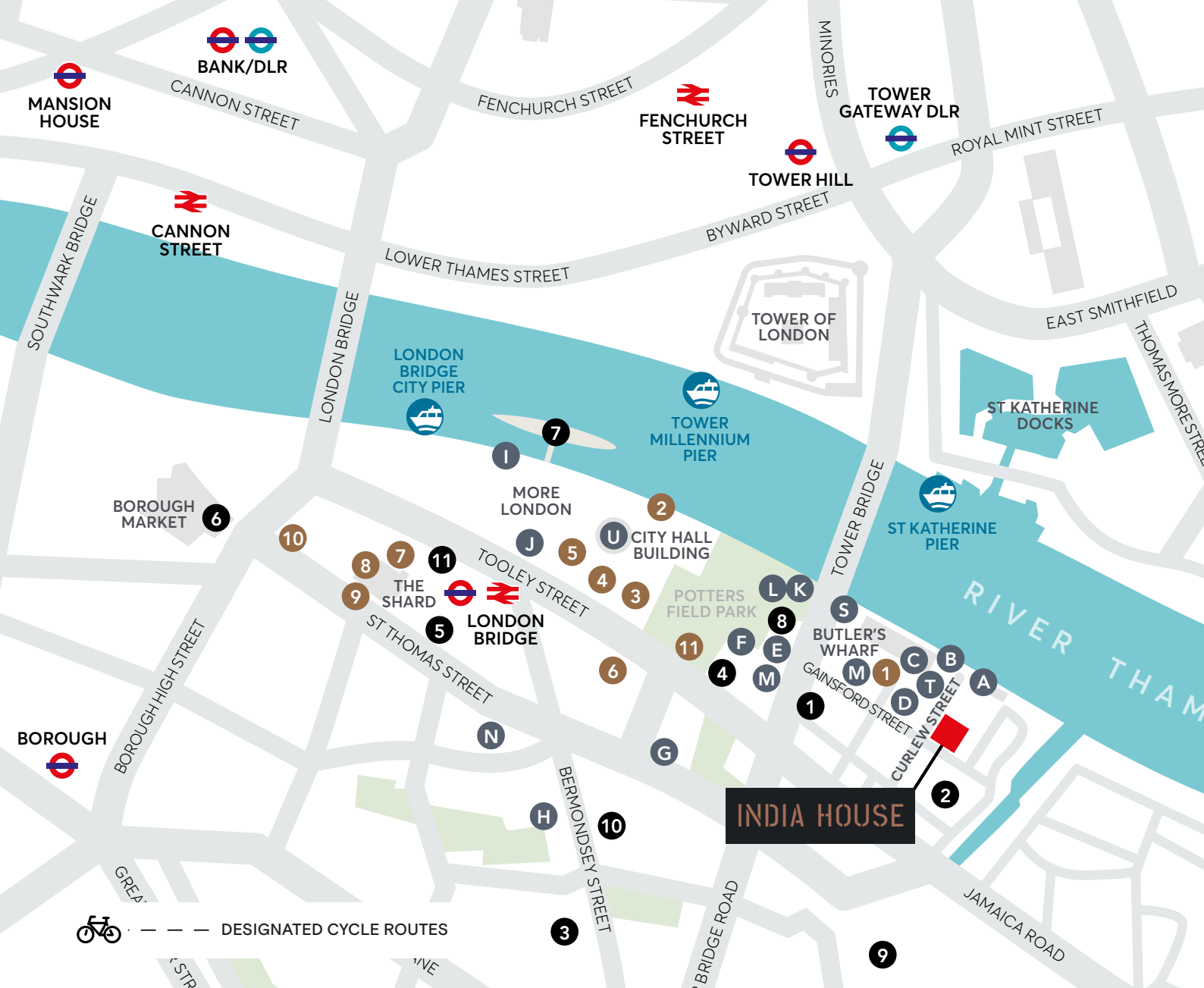


INDIA HOUSE IS SITUATED IN THE BUTLER'S WHARF DISTRICT OF SOUTH BANK, ADJACENT TO THE RIVER THAMES AND TOWER BRIDGE.

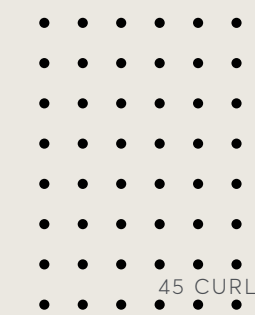
This attractive area of SE1 is well known for its rich industrial history and is now recognised as one of London's most cultural and vibrant destinations.

There is an excellent and diverse range of restaurants, cafés and bars in the vicinity to suit all budgets and a variety of occasions.

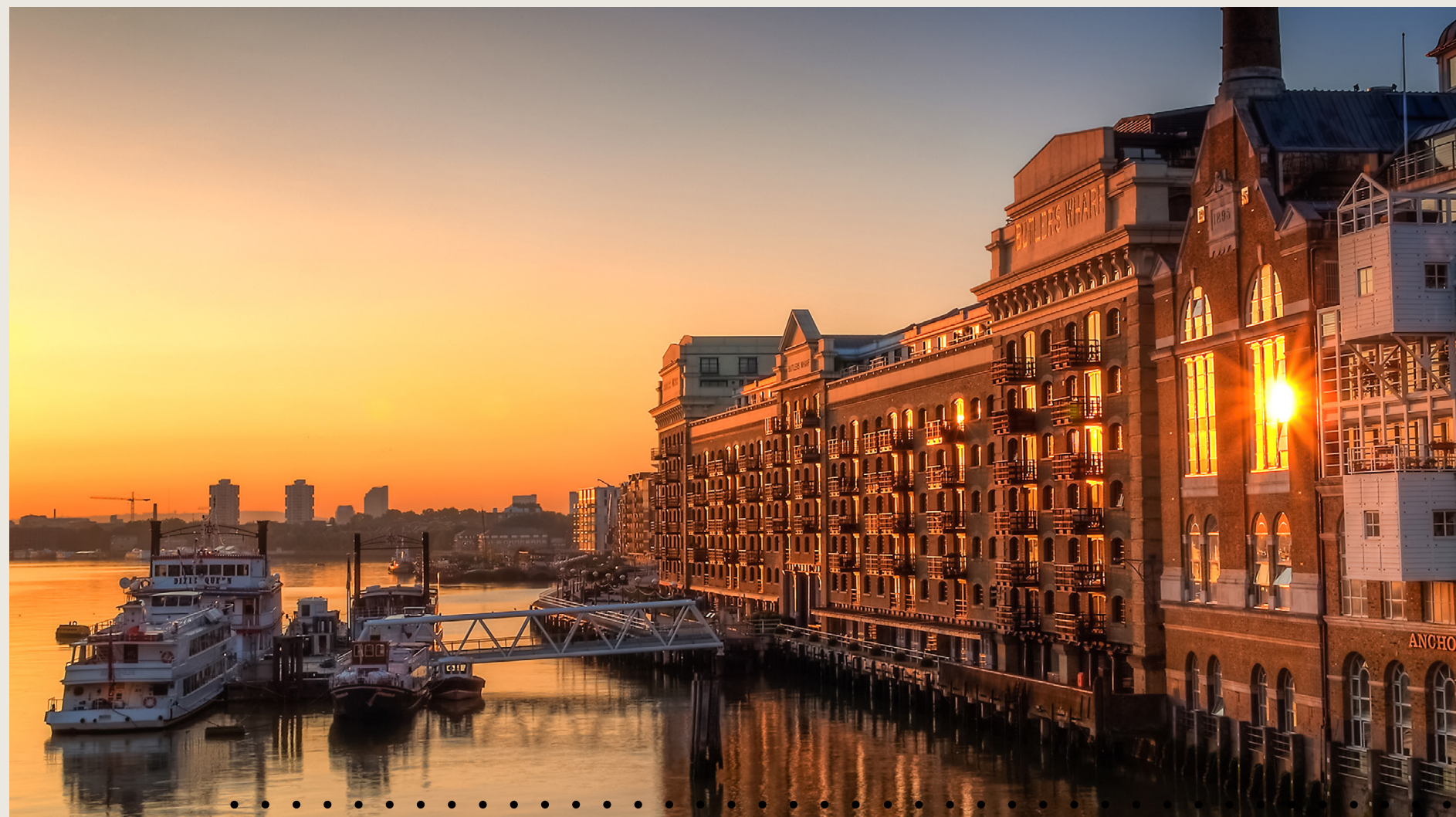




LOCAL OCCUPIERS	RESTAURANTS, CAFÉS & BARS	LANDMARKS & AMENITIES
1. ZOOPLA	A. BUTLERS WHARF CHOP HOUSE	1. THE DIXON HOTEL
2. GREATER LONDON AUTHORITY	B. LE PONT DE LA TOUR	2. THE CIRCLE GYM & SPA
3. NORTON ROSE FULBRIGHT	C. WATCH HOUSE	3. WHITE CUBE GALLERY
4. PWC	D. CANTINA DEL PONTE	4. LALIT LONDON
5. EY	E. THE COAL SHED	5. SHANGRI-LA HOTEL
6. LONDON BOROUGH OF SOUTHWARK	F. RESTAURANT STORY	6. BOROUGH MARKET
7. MATCHES FASHION	G. THE WOOLPACK	7. HMS BELFAST
8. TIFFANY & CO	H. FRANCO MANCA	8. BRIDGE THEATRE
9. KRAFT HEINZ	I. GAUCHO	9. MALTBY STREET MARKET
10. NEWS UK	J. FLAT IRON	10. FASHION AND TEXTILE MUSEUM
11. THE BODY SHOP	K. THE REAL GREEK	11. ELECTRIC SHUFFLE
	L. THE IVY TOWER BRIDGE	
	M. THE DEAN SWIFT	
	N. GUNPOWDER	
	O. VINEGAR YARD	
	P. ALL BAR ONE	
	Q. LANTERN COFFEE	
	R. BROWNS	
	S. BLEND FOOD HALL	
	T. LUNA WINE BAR	
	U. THE SCOOP	



THE RIVER THAMES



WITHIN EASY WALKING AND CYCLING DISTANCE:

TUBE



London Bridge 10 mins

..... 4 mins



Tower Hill 12 mins

..... 6 mins



Bank/Monument 16 mins

..... 6 mins

RAIL



London Bridge 10 mins

..... 4 mins



Fenchurch Street 15 mins

..... 6 mins



Cannon Street 20 mins

..... 6 mins

BOAT



London Bridge 13 mins

..... 4 mins



Tower Millennium 13 mins

..... 7 mins

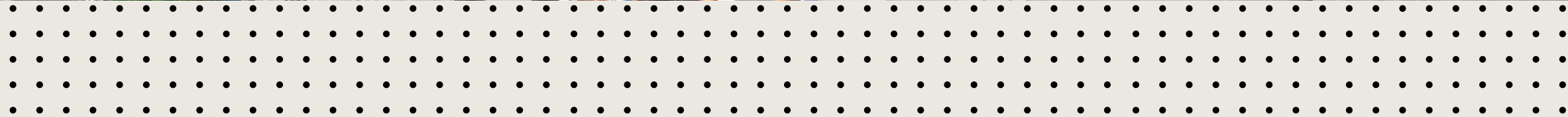
– A SCENIC COMMUTE

INDIA HOUSE CAN BE REACHED BY TUBE, TRAIN, BOAT, AND BICYCLE, ALLOWING YOU TO ENJOY THE RIVER AND NEARBY GREEN SPACES.

London Bridge Station is within a 10 minute walk, providing mainline services via Thameslink, Southern and Southeastern Trains as well as access to the Jubilee and Northern underground lines.

LONDON BRIDGE STATION





INDIAHOUSE.LONDON

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