

India House, 45 Curlew Street, London SE1 2ND

6,297 Sq Ft. (585 sq m)

Description

India House is a well-presented, modern development occupying a prominent corner position on Curlew Street. Constructed in a contemporary style, the building features clean architectural lines and large windows, allowing for excellent natural light throughout.

The development is arranged over multiple floors and benefits from lift access, with a secure and well-maintained entrance enhancing its appeal. Its corner aspect provides a bright and open outlook, while the surrounding streets offer a quiet residential setting.

Amenities

- Bright fitted floor plate
- Air conditioning
- 7 meeting rooms
- Two Passenger Lifts
- Commissionaire
- Cycle storage and showers
- Communal roof terrace

Location

India House, 45 Curlew Street is ideally positioned in the heart of SE1, one of London's most desirable riverside neighbourhoods. Set on a quiet residential street, the property is just moments from the River Thames, offering easy access to scenic walks and iconic landmarks including Tower Bridge.

Bermondsey Street is a short walk away, known for its vibrant mix of cafés, restaurants, and independent boutiques, while the cultural attractions of the South Bank are also within easy reach.

Excellent transport links are provided by London Bridge Station, offering Underground and National Rail services for swift connections across the city and beyond.



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Schedule of Areas (NIA)

Floor	Sq Ft.	Sq. m,	Available
3 rd	6,297	585	Immediately

Financials

Passing Rent: £55.00 per sq. ft.

Rates: Estimated £22.00 per sq. ft.

S/C: c.£11.30

Viewings

Strictly by appointment only through the sole agents, SHB.



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