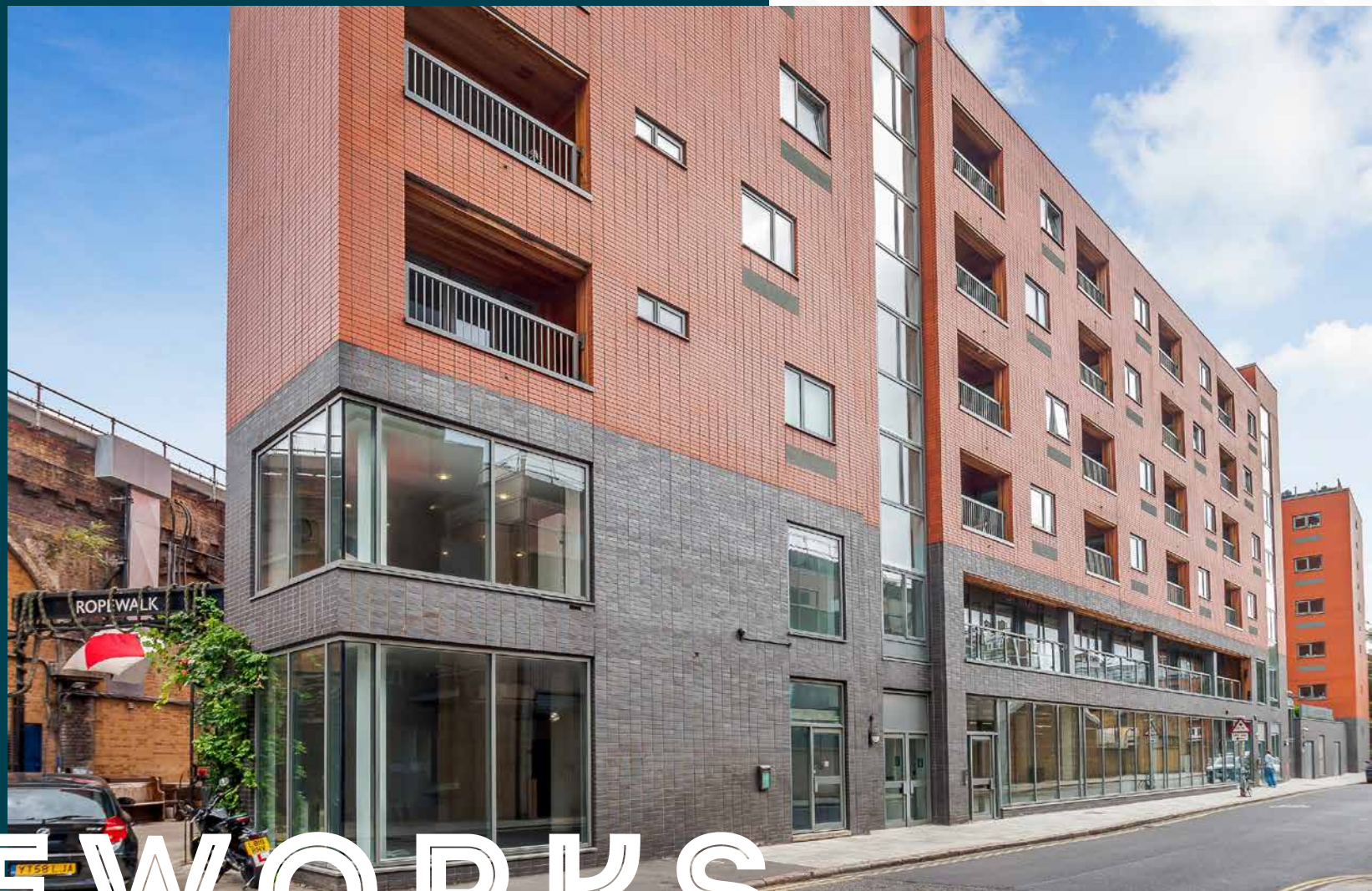




ROPEWORKS

1ST FLOOR OFFICE SPACE TO LET – 41A MALTBY STREET, LONDON SE1 3PA



OFFICE TO LET

SIZE : 7,011 sq ft of newly refurbished office accommodation

RENT : £27.50psf per annum
(VAT will be charged on rent) on flexible lease terms direct from landlord

RATES : £13psf (approx.)

SERVICE CHARGE : £2.50psf

LEGALS : Both parties to pay their own legal costs

DESCRIPTION

A self-contained office set on the first floor, comprising newly refurbished open-plan media style space in a recently built mixed-use development. Includes air conditioning, a purpose-built comms room, raised floors, balcony, fibre, kitchenettes, DDA compliant lift.



CGI for illustrative purposes only.



SPECIFICATION

- Glazed full height windows to front and smaller windows to rear
- Air conditioning and LED lighting
- New kitchen
- Modern WC's (including 1 DDA compliant) and shower facilities
- DDA compliant lift
- Some car parking and bike storage available



TYPICAL FLOOR LAYOUT

THE SHARD

SHAD THAMES

HMS BELFAST

ST KATHARINE DOCKS

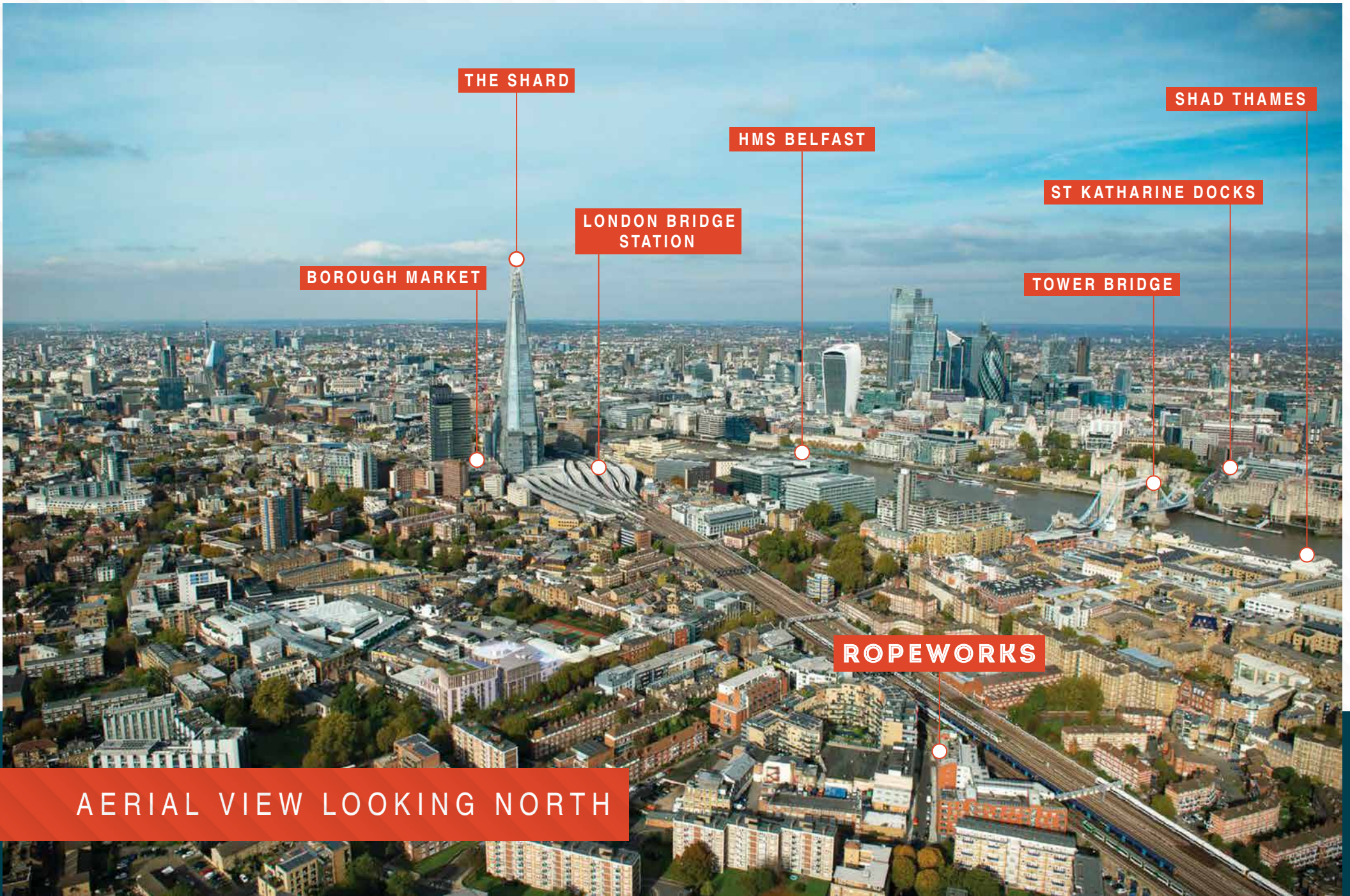
LONDON BRIDGE
STATION

BOROUGH MARKET

TOWER BRIDGE

ROPEWORKS

AERIAL VIEW LOOKING NORTH



01



LOCATION

Positioned amongst the vibrant amenities of Bermondsey Street and London Bridge, this high-spec office benefits from Maltby Street market immediately next door and Shad Thames, located a short walk away providing a variety of shops, quality restaurants and art galleries.

The ongoing regeneration of Bermondsey has attracted an influx of high-profile companies to relocate here over recent years lifting the profile of the area to one of the capital's most sought-after hotspots.

02



03

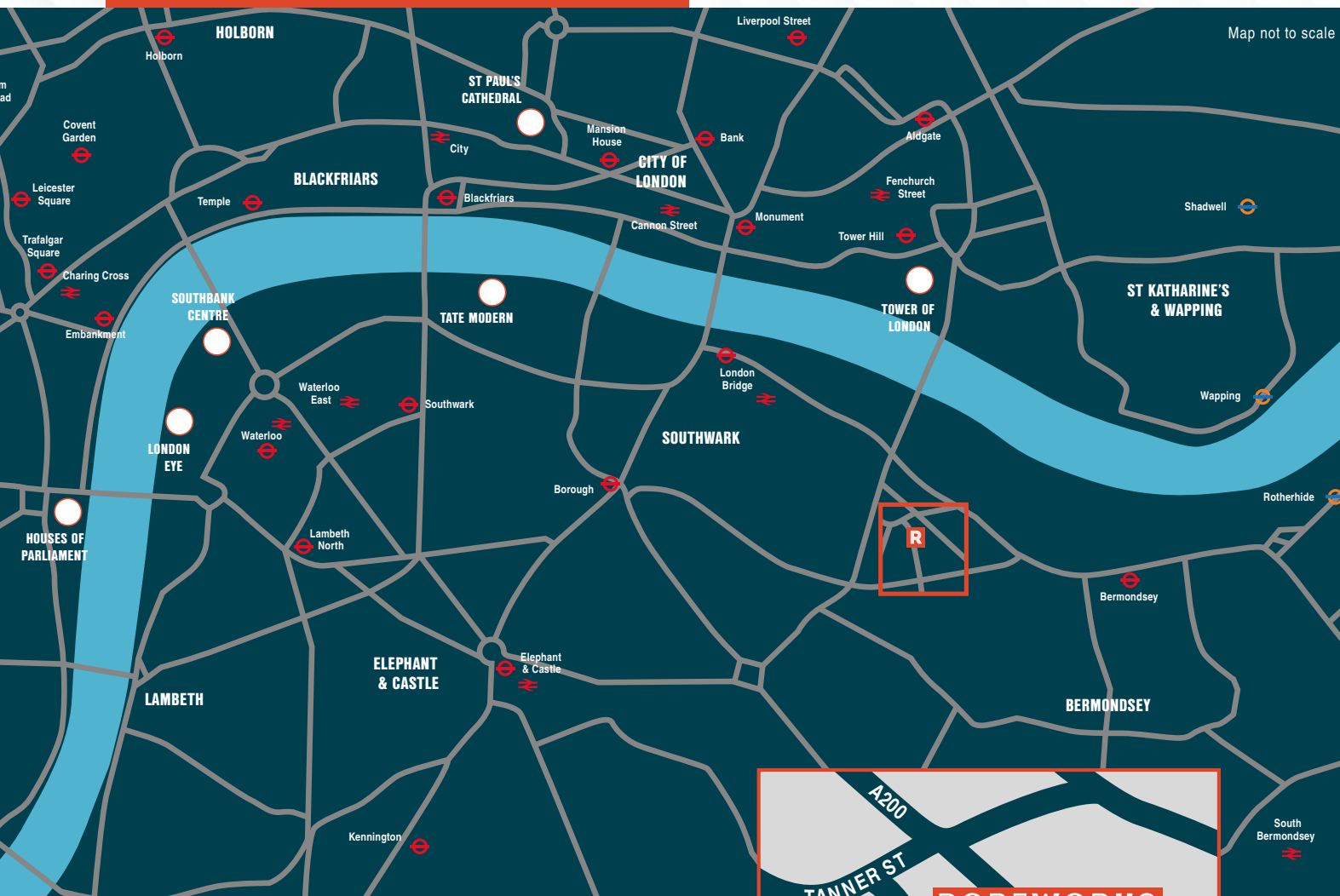


04



05





PERFECTLY LOCATED

LONDON BRIDGE

 10 mins



Croydon	15 mins
Blackheath	17 mins
Sevenoaks	24 mins
Orpington	25 mins

BERMONDSEY

 12 mins



Canary Wharf	3 mins
Waterloo	5 mins
Green Park	8 mins
Stratford	15 mins

BOROUGH

 19 mins

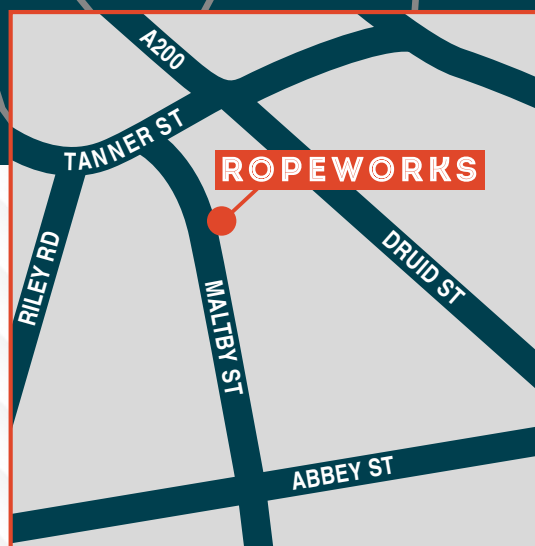


London Bridge	3 mins
Moorgate	5 mins
Old Street	6 mins
King's Cross	13 mins

Distance and travel times are approximate and have been referenced from Google Maps, train times are taken from National Railway Enquiries and tfl.gov.uk websites

TRAVEL

London Bridge Station (10mins) and Bermondsey Underground Station (12mins) are both a short walk from Maltby Street, giving access to the Northern and Jubilee Lines, and National Rail overground network. There are dozens of bus routes in and out Bermondsey providing excellent travel connections and journey times.



TENURE

To Let on a new lease direct from the landlord on flexible terms

RENT

£27.50psf per annum (VAT will be charged on rent)

VIEWINGS

Strictly by appointment through joint sole letting agents:



ADRIAN GURNEY

T: 07971 926 758

E: adriang@kalmars.com

W: www.kalmars.com



NIGEL GOULDSMITH

T: 020 7234 9639

E: nigelgouldsmith@fieldandsons.co.uk

W: www.fieldandsons.biz

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