

**CHARACTER OFFICE
FOR SALE**
635 SQ FT (59 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



SUITE 7, 2 SHAD THAMES, LONDON, SE1 2YU

LOCATION:

The office is located in the sought-after Shad Thames area adjacent to St Saviours Dock. A desirable riverside mixed use area with good access links to London Bridge station. The area combines historic charm with modern convenience, making it ideal for businesses seeking a prestigious and well-connected address. It also provides easy access to Bermondsey's vibrant dining and retail scene.

DESCRIPTION:

Rare penthouse office for sale. The space opens into the main open-plan working area and includes two partitioned meeting rooms or private offices. The office benefits from natural light via windows on three sides, exposed wooden trusses, cast iron columns, and perimeter trunking. The office also benefits from a WC, a kitchenette, and access to a small roof terrace.





SIZE: 635 Sq Ft (59 Sq M)



**SALE PRICE: £425,000
O.I.R.O.**



COSTS:

SERVICE CHARGE: c. £3,000 (25/26)

RATES PAYABLE: £9,481 (25/26)

VAT: VAT is not applicable.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



CONTACT:

Joel Dela Cruz

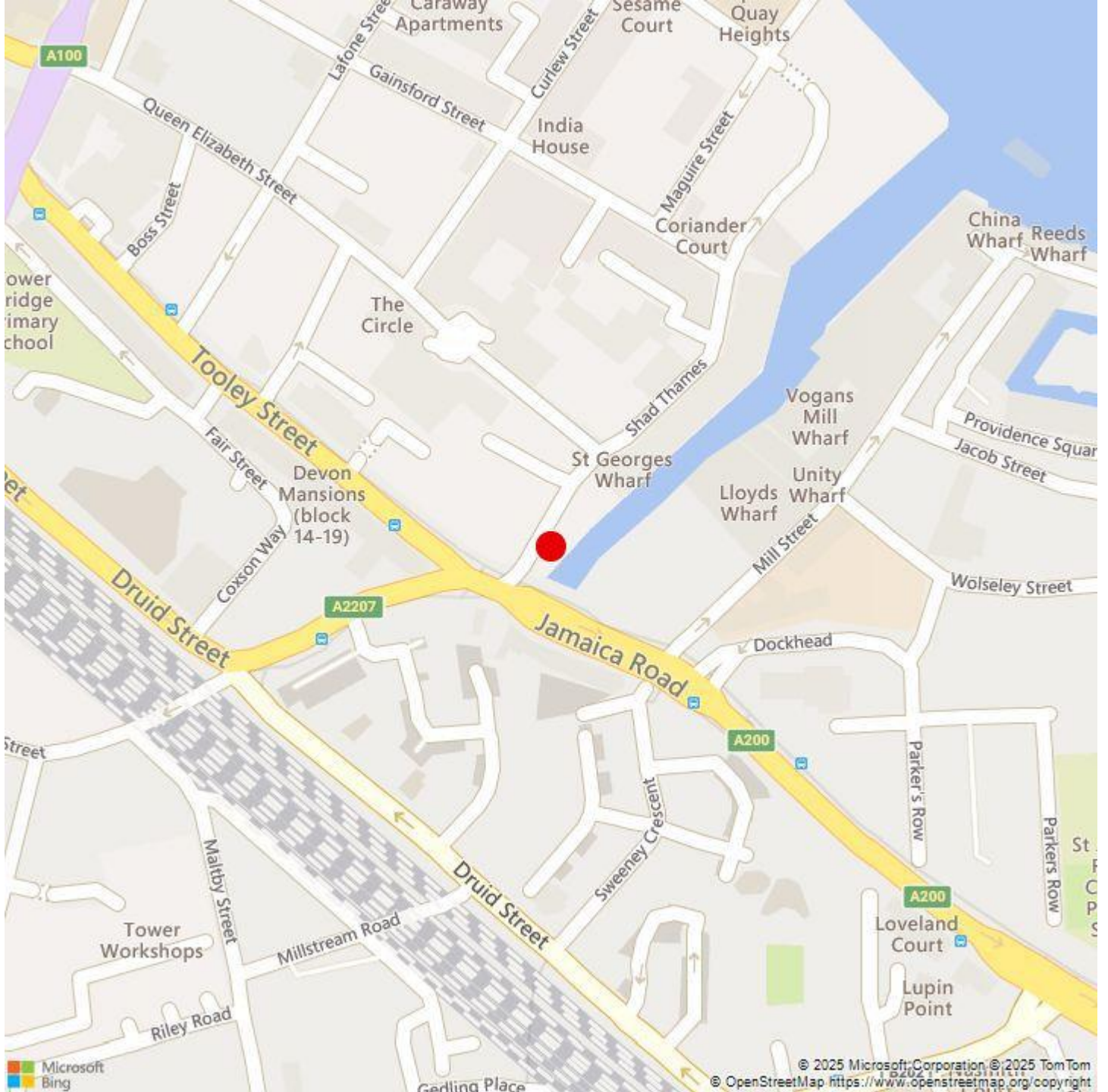
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