

# USP.

India House  
45 Curlew Street  
London SE1 2ND

**REFURBISHED FITTED  
OFFICES TO LET**

**1,280 - 14,207 SQ FT**

[indiahouse.london](http://indiahouse.london)

[usp.london](http://usp.london)

020 3757 7777





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## Description

### Refurbished fitted offices to let

India House is situated in the heart of Butler's Wharf, London's fashionable riverside district.

The building has been refurbished to provide offices with a modern and contemporary feel suitable for creative and corporate occupiers alike.

The Ground and 1st floor are offered fully fitted and furnished, ready for an occupier to move straight into. The 5th floor is offered part fitted, with new kitchen, 2 meeting rooms and 2 new showers within demise.



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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
5th Floor	Available	6,499	£55.00
1st floor	Available	6,428	£55.00
Ground Floor	Available	1,280	£55.00
<b>TOTAL</b>		<b>14,207</b>	

## Amenities

Comprehensively refurbished

Part Fitted (5th Floor)

Raised floors

Showers within demise (1st and 5th Floors) and common parts

Newly refurbished manned reception

Fully fitted (1st and Ground Floors)

Air conditioning

WC's within demise (1st and 5th floors)

Bike racks & lockers (42 bike racks)

2 passenger lifts





## Location

India House is within the Butler's Wharf district of South Bank, adjacent to the River Thames. The immediate area has many thriving cafes, bars and restaurants including Watch House Cafe, Le Pont de la Tour, The Ivy and All Bar One.

London Bridge station (Mainline, Northern Line & Jubilee Line) is within 10 minutes' walk, with the walk being almost entirely pedestrianized along Shad Thames and through the More London estate.

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## Further Information

New leases available direct from the Landlord for a term by arrangement

Rent  
£55 psf

Service Charge  
£10.21 - £10.92 psf

Rates  
£13.86 - £14.79 psf

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