

USP.

Nutmeg House
60 Gainsford Street
London SE1 2NY

**4th & 5th Floor Office Suite
with a Private Roof Top
Terrace. Available To Let or
Fully Managed.**

3,294 SQ FT

usp.london
020 3757 7777



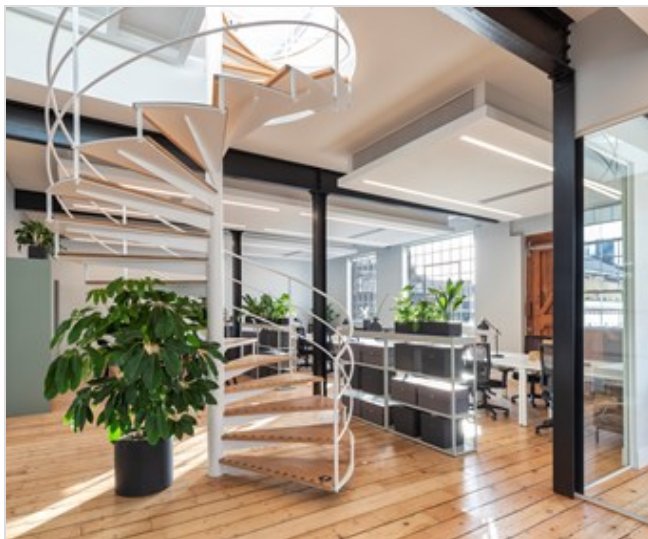


Description

Fully fitted office suite With Private Terrace & Interlinking Staircase.

Nutmeg House is a converted Edwardian warehouse style office building situated in the heart of Butlers Wharf, close to Tower Bridge and the River Thames. The building's original warehouse features are still intact adding character and personality to the space.

The available accommodation comprises a duplex unit, arranged over 4th & 5th floor of attractive high quality office accommodation with a private roof top terrace.



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
5th/4th Floor	Available	3,294	£69.50
TOTAL		3,294	

Amenities

Original features

Fully fitted

Cycle storage

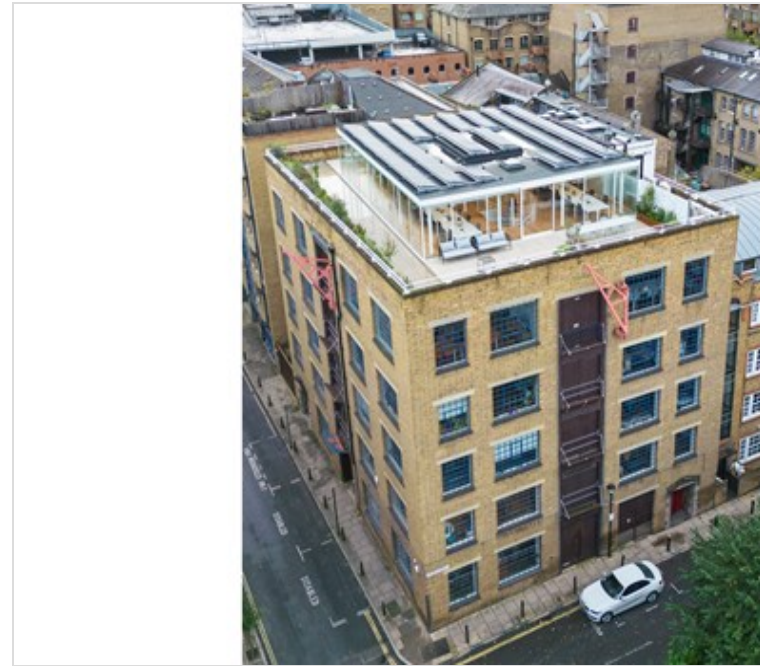
Great floor to ceiling height

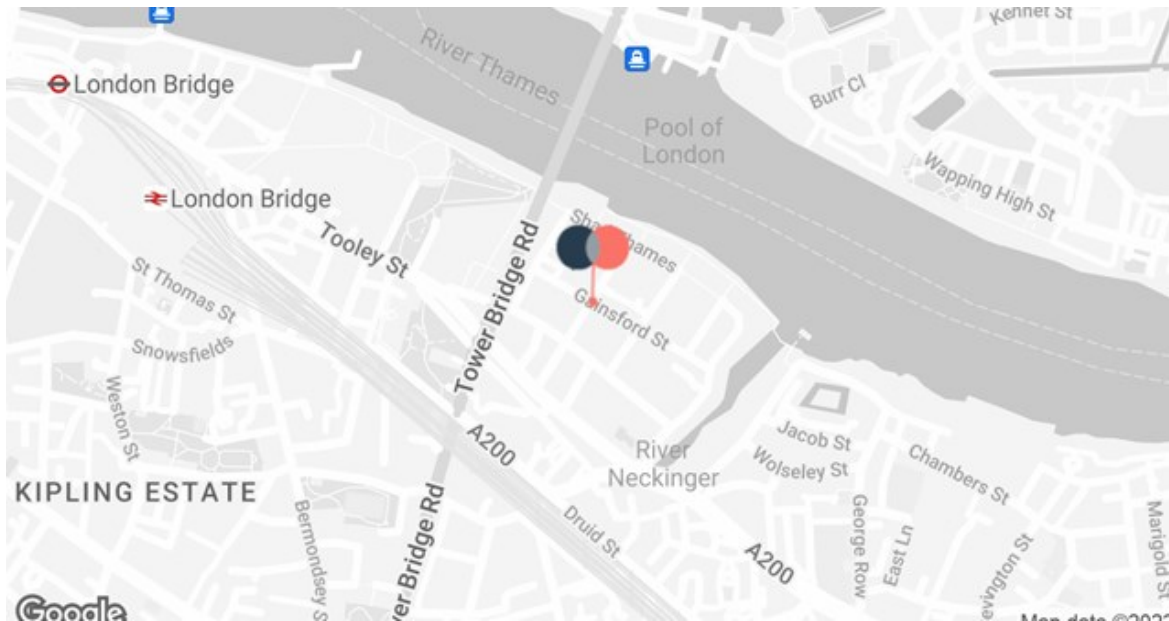
Private terrace

Ground Floor External Courtyard

Air conditioning

Shower facilities





Location

Nutmeg House is situated in the heart of Butlers Wharf and a moments walk from the river Thames and Tower Bridge. London Bridge station is within a few minutes walk, providing access to mainline and underground services. Tower Hill station is also a short walk over the bridge.

The restaurants and bars of More London and London Bridge are only moments away with London Bridge station providing access to the West End, City and Canary Wharf in just 10 minutes.

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Further Information

Terms are available from the Landlord for a conventional lease or a fully managed solution (Price on Application).

Rent
£69.50 psf

Service Charge
£12.95 psf

Rates
£17.30 psf

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