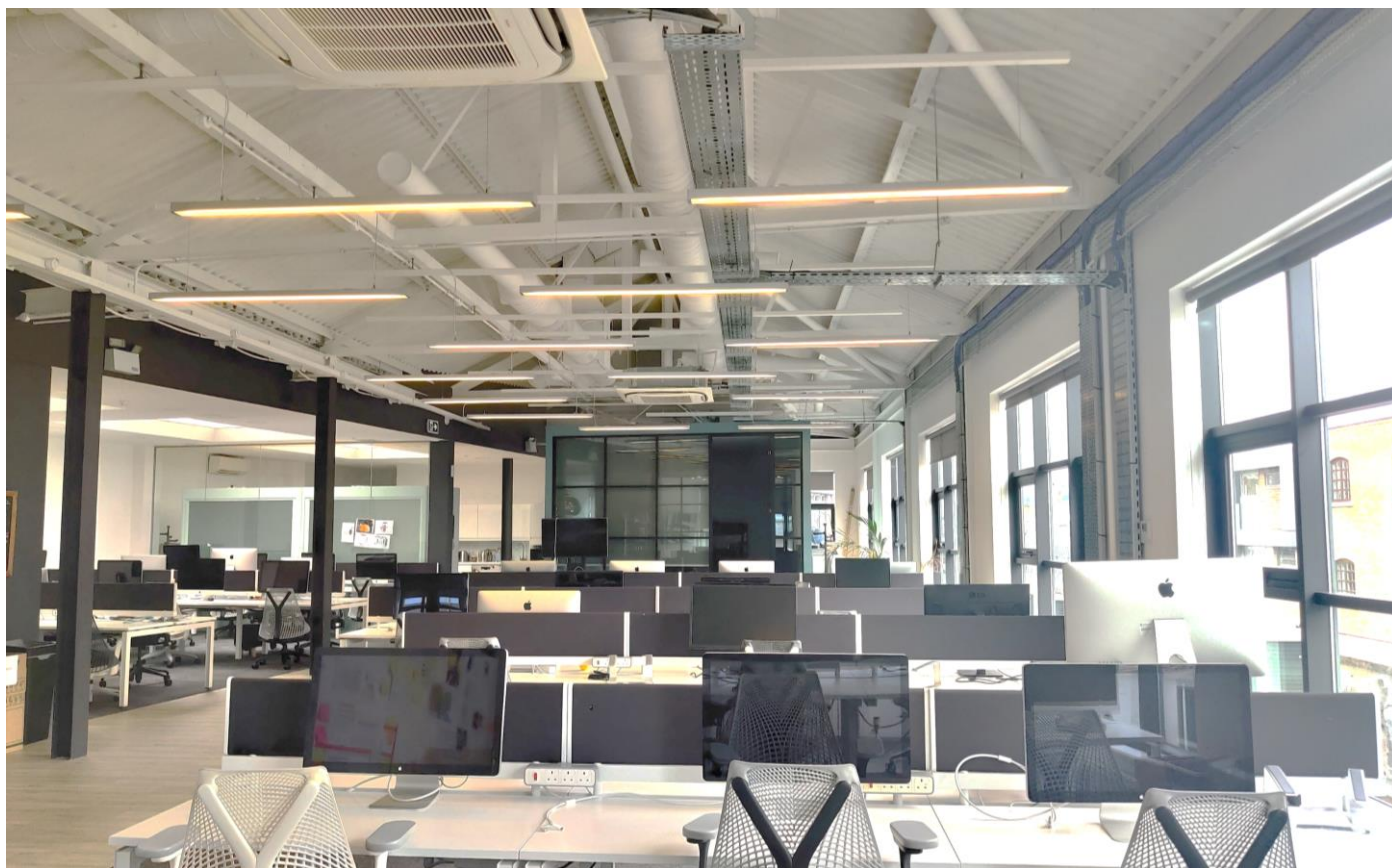


OFFICE TO LET | 3,247 sq ft of Warehouse fitted office space



### Location

Located in one of London's best connected and well known addresses, the Shand House is situated between Tooley Street and Crucifix Lane on Shand Street. London Bridge is an attractive business district in London, the West End, City and Canary Wharf are all within easy commutable distance. Occupiers benefit from all the amenities of the surrounding area such as Vinegar Yard, Borough market and More London as well as close proximity to the major commercial quarters of London. The office is well connected with London Bridge station giving mainline trains and the Northern and Jubilee lines.

### Description

The 4<sup>th</sup> floor at Shand House provides excellent warehouse features and volume. The space have been fitted by the previous tenant to provide plug and play space, three meeting rooms, a large breakout. The floor benefits from air cooling, a raised floor and demised shower and WCs.

### Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor	3,247	302
<b>TOTAL (approx.)</b>	<b>3,247</b>	<b>302</b>


\*Measurement in terms of \*NIA

### Southwark


Spanning from Tower Bridge to Waterloo Bridge, Southwark is arguably the most diverse of London's villages. Entertainment can be found at every corner, with plays, concerts and shows found at the IMAX cinema, Royal Festival Hall and National Theatre, whilst family fun is offered by the London Eye, London Dungeons and London Aquarium.

The Shard and London Bridge Quarter have helped transform the area's business vitality, bringing in many new organisations benefitting from the redesigned and well-connected London Bridge Station.

Paul Dart, Partner

 020 7025 1395

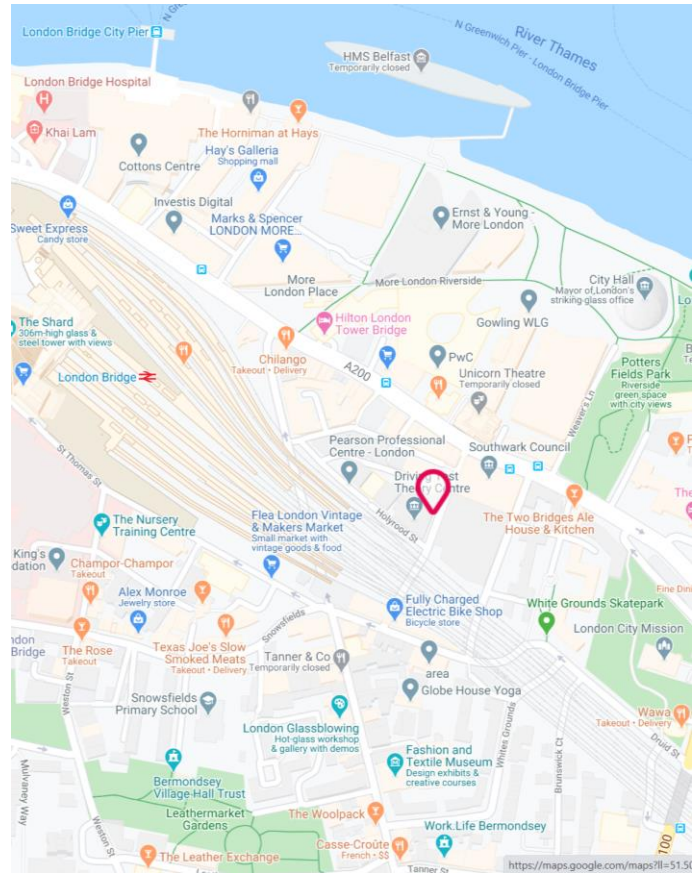
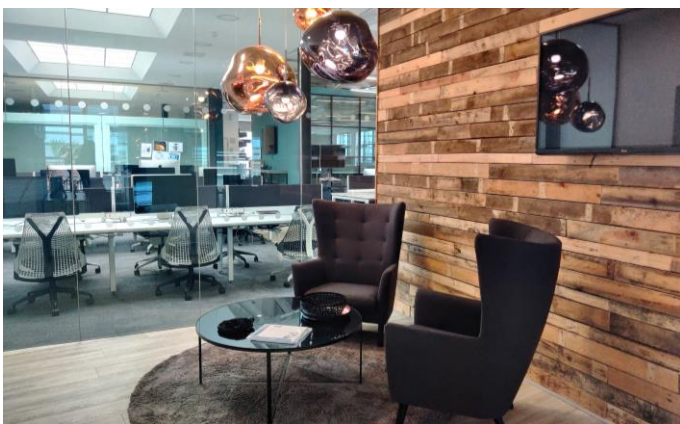
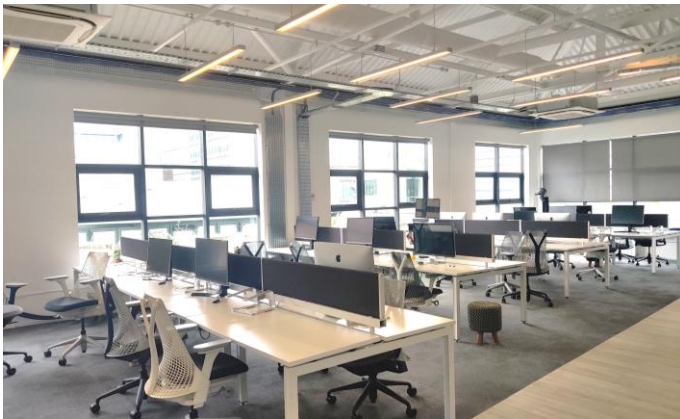
Rebecca Saxon, Associate Partner

 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2020

**OFFICE TO LET | 3,247 sq ft of Warehouse fitted office space**



**Terms**

Tenure:	Leasehold
Lease:	An assignment of the lease to January 2024
Passing Rent:	£52.39 psf pax (£170,100 pax)
Rates:	Estimated at £15.50 psf pa
Service Charge:	Approximately £6.51 psf pax
EPC Rating:	TBC

**Amenities**

- Warehouse features with exceptional floor to ceiling height
- Plug and Play
- Three meeting rooms
- Large breakout
- Demised WCs
- Demised shower
- Air cooling
- Passenger lift
- Raised floor

Paul Dart, Partner

📞 020 7025 1395  
✉️ pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract August 2020