

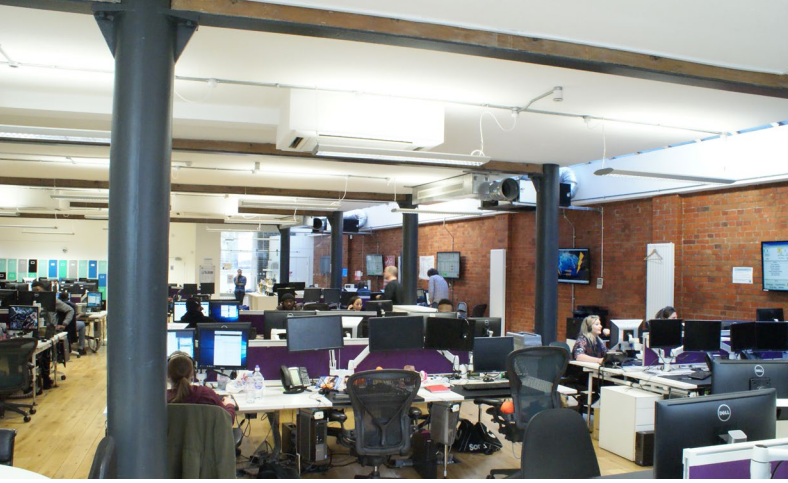


# SHAND HOUSE, SE1

OFFICE SPACE TO LET | 8,046 SQ FT (747.49 SQ M)

T: + 44 (0)20 7096 9911 E: [info@DeVonoCresa.com](mailto:info@DeVonoCresa.com) [DeVonoCresa.com](http://DeVonoCresa.com)  
Langham House, 302-308 Regent Street, London, W1B 3AT





## DESCRIPTION

The space is largely open plan and located over the Ground and Lower Ground floors. It benefits from an existing fit-out, which includes perimeter trunking, a kitchenette, meeting rooms, break-out space, fantastic ceiling heights and air conditioning cassettes.

The accommodation is available with vacant possession from 1st October 2016, by way of an assignment of the lease until May 2019. The lease is contracted outside of the Landlord & Tenant Act 1954.

## AMENITIES

- Perimeter trunking
- Suspended task lighting
- Exposed brickwork and wooden beams
- Existing fit-out
- Comms room
- Kitchenette
- A/C cassettes
- Break out space

## SIZE

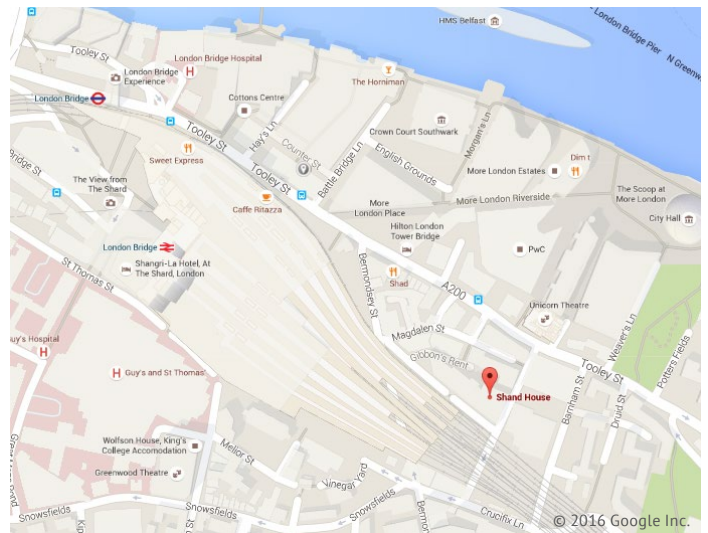
| Floor        | Sq ft        | Sq m          | Rent (per sq ft) |
|--------------|--------------|---------------|------------------|
| Ground       | 3,913        | 363.52        | £26.00           |
| Lower Ground | 4,133        | 383.96        | £26.00           |
| <b>Total</b> | <b>8,046</b> | <b>747.48</b> | <b>£26.00</b>    |

## TERMS

|                 |  |
|-----------------|--|
| Lease:          | Assignment or sublease for a term until May 2019 |
| Passing Rent:   | £26.00 per sq ft/sublease rent upon application  |
| Premium:        | Invited for the benefit of the lease             |
| Rates:          | £6.81 per sq ft                                  |
| Service charge: | £4.63 per sq ft                                  |

## LOCATION | 14-20 SHAND STREET

The property is located on Shand Street, close to the junction with Tooley Street and within minutes walking distance of the More London development and its range of leisure amenities. London Bridge (Jubilee and Northern Underground lines / South East Overground) Station is within a 3 minute walk.



14-20 Shand Street, London, SE1 2ES

## CONTACT

Viewings strictly by appointment with the sole letting agents DeVono Cresa.

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### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

