

INDIA HOUSE

45 CURLEW STREET LONDON SE1

REFURBISHED WORK SPACE
IN BUTLER'S WHARF

6,428 – 12,927 SQ FT

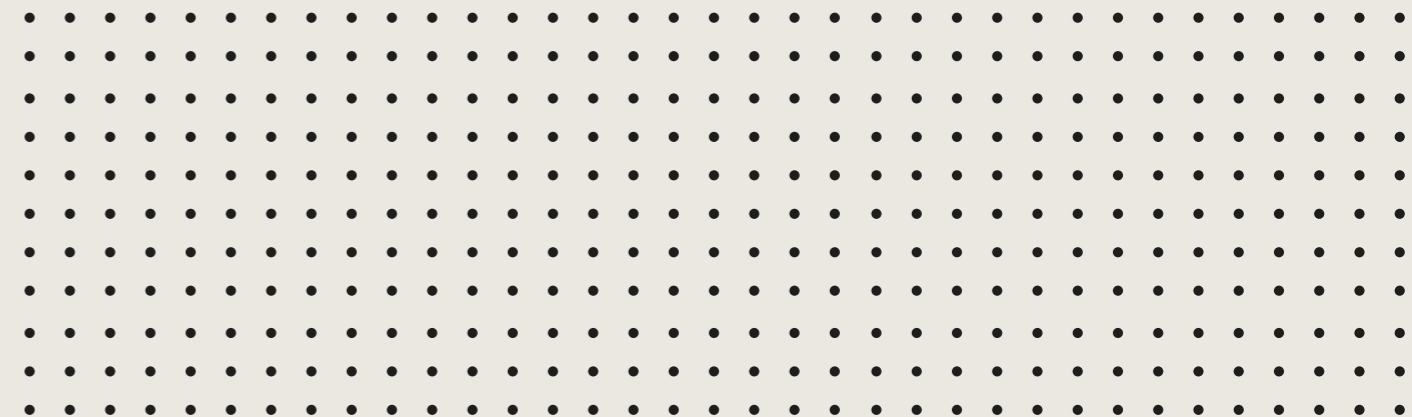
– CREATIVE WORK SPACE



INDIA HOUSE IS SITUATED IN THE HEART OF BUTLER'S WHARF, LONDON'S FASHIONABLE RIVERSIDE DISTRICT.

Along with a newly refurbished reception, the available floors have also been refurbished with a modern and contemporary feel suitable for creative and corporate occupiers alike.

India House is surrounded by thriving bars and restaurants along with excellent transport links. The recently opened London Bridge station entrance on Tooley Street is within 10 minutes' walk.



– LIGHT FILLED SPACE



*CGI of 5th floor for indicative purposes

FIFTH

6,499 SQ FT /

603 SQ M



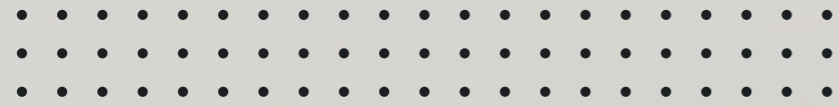
*Indicative layout

SPECIFICATION

- ... NEWLY REFURBISHED
- ... PART FITTED WITH TWO MEETING ROOMS AND KITCHEN
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... COMFORT COOLING
- ... RAISED FLOORS
- ... DEMISED WC'S
- ... DEMISED SHOWERS
- ... MANNED RECEPTION
- ... 2 PASSENGER LIFTS



– CONTEMPORARY SPACE



*CGI of 1st floor for indicative purposes

FIRST

6,428 SQ FT /

597 SQ M

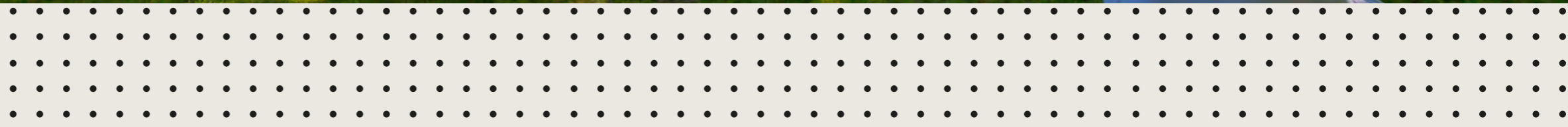


*Indicative layout

SPECIFICATION

- ... NEWLY REFURBISHED
- ... CAT A
- ... EXCELLENT NATURAL LIGHT
- ... SUSPENDED LED LIGHTING
- ... AIR CONDITIONING
- ... RAISED FLOORS
- ... DEMISED WC'S
- ... DEMISED SHOWERS
- ... MANNED RECEPTION
- ... 2 PASSENGER LIFTS





– EXCEPTIONALLY TASTEFUL

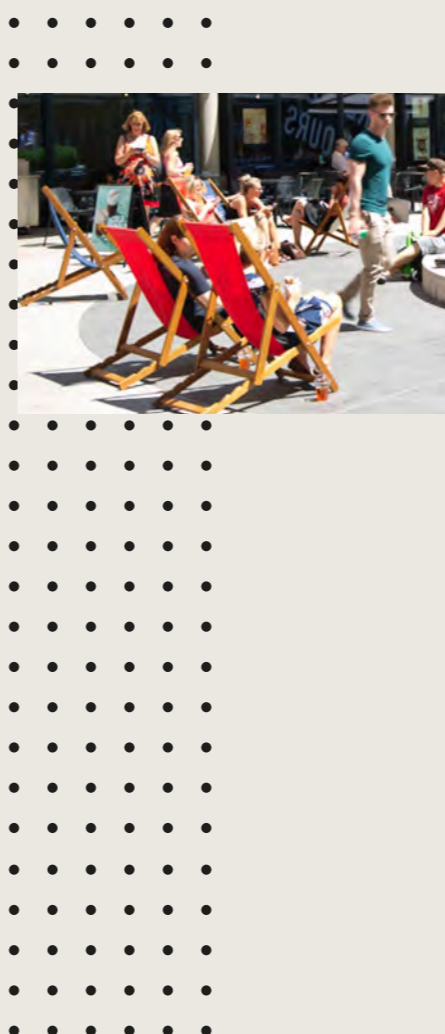


INDIA HOUSE IS SITUATED IN THE BUTLER'S WHARF DISTRICT OF SOUTH BANK, ADJACENT TO THE RIVER THAMES AND TOWER BRIDGE.

This attractive area of SE1 is well known for its rich industrial history and is now recognised as one of London's most cultural and vibrant destinations.

There is an excellent and diverse range of restaurants, cafés and bars in the vicinity to suit all budgets and a variety of occasions.





LOCAL OCCUPIERS

- 1. ZOOPLA
- 2. GREATER LONDON AUTHORITY
- 3. NORTON ROSE FULBRIGHT
- 4. PWC
- 5. EY
- 6. LONDON BOROUGH OF SOUTHWARK
- 7. MATCHES FASHION
- 8. TIFFANY & CO
- 9. KRAFT HEINZ
- 10. NEWS UK
- 11. THE BODY SHOP

RESTAURANTS, CAFÉS & BARS

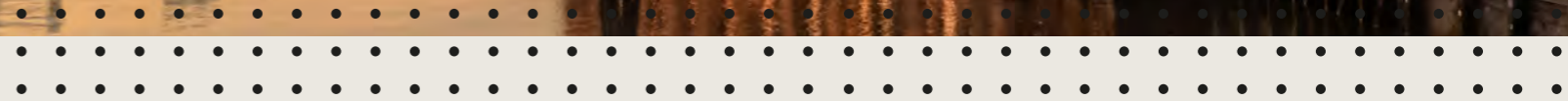
- A. BUTLERS WHARF CHOP HOUSE
- B. LE PONT DE LA TOUR
- C. WATCH HOUSE
- D. CANTINA DEL PONTE
- E. THE COAL SHED
- F. RESTAURANT STORY
- G. THE WOOLPACK
- H. FRANCO MANCA
- I. GAUCHO
- J. FLAT IRON
- K. THE REAL GREEK
- L. THE IVY TOWER BRIDGE
- M. THE DEAN SWIFT
- N. GUNPOWDER
- O. VINEGAR YARD
- P. ALL BAR ONE
- Q. LANTERN COFFEE
- R. BROWNS

LANDMARKS & AMENITIES

- 1. THE DIXON HOTEL
- 2. THE CIRCLE GYM & SPA
- 3. WHITE CUBE GALLERY
- 4. LALIT LONDON
- 5. SHANGRI-LA HOTEL
- 6. BOROUGH MARKET
- 7. HMS BELFAST
- 8. BRIDGE THEATRE
- 9. MALTBY STREET MARKET
- 10. FASHION AND TEXTILE MUSEUM
- 11. ELECTRIC SHUFFLE



THE RIVER THAMES



– A SCENIC COMMUTE



INDIA HOUSE CAN BE REACHED BY TUBE, TRAIN, BOAT, AND BICYCLE, ALLOWING YOU TO ENJOY THE RIVER AND NEARBY GREEN SPACES.

London Bridge Station is within a 10 minute walk, providing mainline services via Thameslink, Southern and Southeastern Trains as well as access to the Jubilee and Northern underground lines.

LONDON BRIDGE STATION



WITHIN EASY
WALKING
AND CYCLING
DISTANCE:

TUBE



London Bridge 10 mins
Bicycle 4 mins



Tower Hill 12 mins
Bicycle 6 mins



Bank/Monument 16 mins
Bicycle 6 mins

RAIL



London Bridge 15 mins
Bicycle 4 mins



Fenchurch Street 15 mins
Bicycle 6 mins



Cannon Street 20 mins
Bicycle 6 mins

BOAT



London Bridge 13 mins
Bicycle 4 mins



Tower Millennium 13 mins
Bicycle 7 mins



INDIAHOUSE.LONDON

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