

Hooper

NAYLOR FRIEND

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**SMALL CENTRALLY**  
**LOCATED OFFICE**  
**TO LET**

LOCATED JUST OFF TOWER BRIDGE ROAD WITHIN STRIKING DISTANCE OF THE CITY OF LONDON AND AVAILABLE UNDER A NEW LEASE ON FLEXIBLE TERMS

**GROUND FLOOR, 3 DECIMA STREET,**  
**LONDON SE1 4QR**

**LOCATION**

The property is situated with direct street access from Decima Street which is just off Tower Bridge Road to the south of Tower Bridge. The property has relatively easy access into the very centre of London via Tower Bridge and there are numerous bus routes which service the general vicinity. The A2 Old Kent Road is within easy striking distance and this gives good vehicular access to both south and central London. The property is on the edge of the congestion charge zone and just within it and therefore parking is available in the surrounding areas outside the zone.

## **DESCRIPTION**

The property comprises a ground floor of a three storey mid-terraced office building in a short parade off Tower Bridge Road. The property is accessed via a common door and lobby but thereafter is fully self contained with its own WC and kitchenette facilities. The property is carpeted, centrally heated and in good decorative order and has the benefit of a very small private interview room to the rear making the property ideal for any small business or satellite office.

## **ACCOMMODATION**

Gross Frontage	3.65m	12'
Internal Width	3.04m	10' widening to 4.32m (14'2) after 6.40m (21')
)Ground Floor Sales Area	32.15m <sup>2</sup>	350 ft <sup>2</sup> (approx)
Private Office	2.78m <sup>2</sup>	30 ft <sup>2</sup> (approx)
Kitchenette and WC		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order and would suit a variety of businesses. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£8,000 (eight thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.