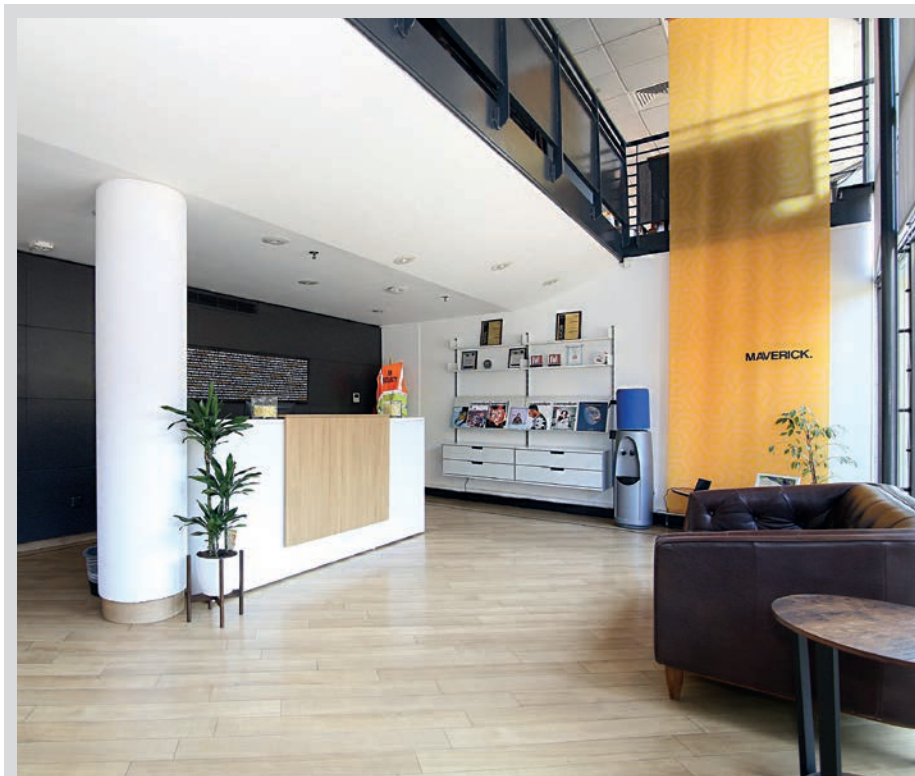


# A LIGHT-FILLED, SELF-CONTAINED BUILDING LOCATED CLOSE TO TOWER BRIDGE

**The building is located on Gainsford Street within the Shad Thames area behind Butler's Wharf, and in close proximity to Tower Bridge. The area has benefited recently from major regeneration and investment, with new developments including One Tower Bridge and the redesigned London Bridge Station. The area is now one of London's most vibrant and dynamic locations, providing a wide variety of restaurants, cafes and bars.**

To the west of the property is the More London Estate, home to City Hall. The area has attracted major local occupiers, including PwC, Ernst & Young, Norton Rose Fulbright, HG Capital, Montagu Private Equity, News International and Zoopla.

London Bridge station (Jubilee, Northern lines and National Rail) and Tower Hill station (Circle, District and DLR lines) are within a short walking distance.





**5 GAINSFORD STREET**

**Amenities**

- 8-person passenger lift
- Air conditioning
- Under-floor trunking
- Kitchenette on each floor
- DDA compliant
- Shower plus disabled toilet on ground floor
- Male & female toilets on ground to 4th floors
- One parking space included

**Floor Sizes**

Level	Sq m	Sq ft
G	106.7	1,148
1	118	1,270
2	198	2,130
3	200	2,155
4	172.8	1,860
5	59.5	640
<b>Total</b>	<b>855</b>	<b>9,203</b>

**Tenure**

For sale on a 125-year lease, granted in 1986 at a peppercorn ground rent.

**Lease**

Property can either be sold vacant possession or Maverick (Maverick Advertising & Design Limited) will enter into a new leaseback for a term to be agreed at £460,000 per annum.

**COSTS**

**Price**  
£7.5 million

**Rates**  
To be confirmed.

**VAT**  
VAT is payable on the sale price.

**Legal Costs**  
Both parties to pay their own legal costs.

**Service Charge**  
To be confirmed.

**THE SPECIFICATION**

The property comprises an attractive self-contained office building, which has recently undergone full refurbishment throughout the ground and five upper floors. The property benefits from a double height reception area accessed via Gainsford Street.

The floors are open plan with good natural light and views over London from the top floor. Each floor has the ability to be let separately and has individual access.



**VIEWINGS**

By appointment through sole agents, **KALMARs COMMERCIAL**. To book an appointment, contact:

**Adrian Gurney**  
**020 7403 0600**  
**adriang@kalmars.com**