

**TO LET (FURNISHED / UNFURNISHED)  
SELF-CONTAINED GROUND & BASEMENT FLOOR STUDIO/ OFFICE  
SHAD THAMES, LONDON SE1  
THIS BUILDING IS NOT ELECTED FOR VAT**



**SELF-CONTAINED UNIT**

**HIGH CEILINGS**

**CAT 2 LIGHTING**

**ELECTRIC HEATING**

**EXCELLENT NATURAL LIGHT**

**VARIOUS COMMERCIAL  
USES**

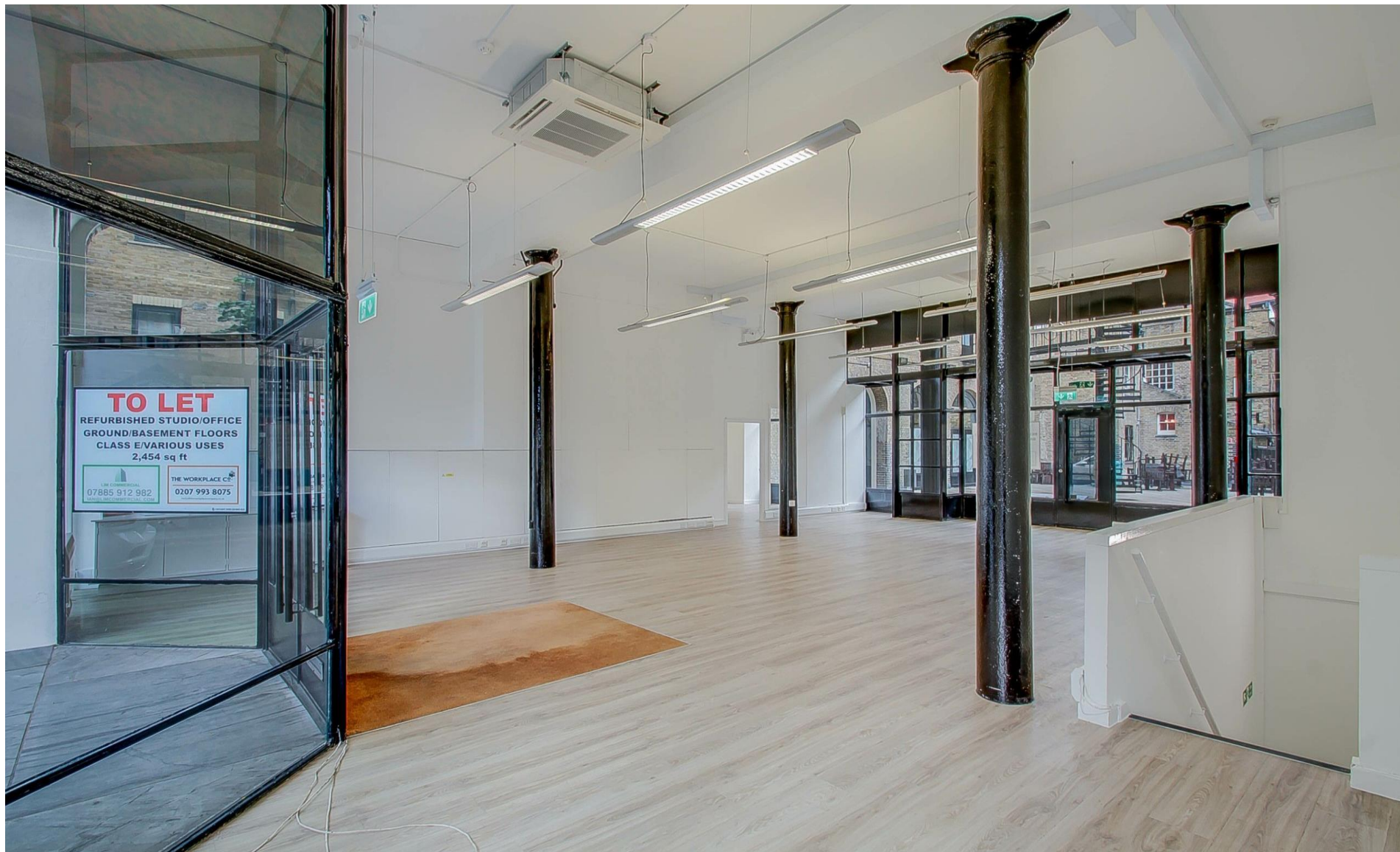
**SECURE PARKING  
(BY WAY OF A LICENCE)**

**3, GAINSFORD STREET, LONDON, SE1 2NE  
SIZE – 2,454 SQ FT (228 SQ M) (£26.86 PER SQ FT OVERALL).**

**TO LET –  
From £80K - £90K P.A EXCL**









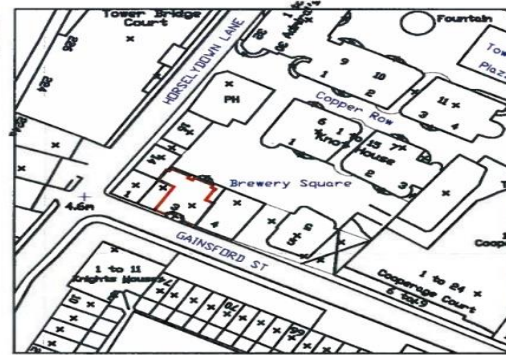




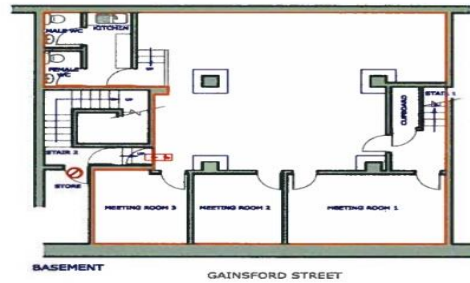


PLAN 1

LOCATION PLAN  
SCALE 1:1250



PLEASE NOTE - ALL PLANS TO BE PRINTED 'AS IN DOCUMENT' NOT ENLARGED OR SHRUNK TO FIT PAGE



*Handwritten signature: K. Jones*

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|        |  |   |                               |                       |                    |  |
|--------|--|---|-------------------------------|-----------------------|--------------------|--|
| client | address<br><b>3 GAINS福德 STREET<br/>LONDON, SE1 2LE</b> | location<br><b>BASEMENT &amp; GROUND FLOOR<br/>LEASE PLAN</b> | date<br><b>21.02.07</b>       | scale<br><b>1:200</b> | sheet<br><b>A4</b> | <b>PLAN LONDON</b>   |
|        |  |   | dwg. no.<br><b>PL27062-01</b> | revision              |                    | The Old Bakery<br>139 Half Moon Lane, London, SE24 9JN<br>Tel: 0845 2262776 Fax: 0845 2262774<br>http://www.planlondon.co.uk |

## Location

Located at the western end of Gainsford Street and close to the junction with Horselydown Lane. The property forms part of an exclusive mixed use complex providing a host of local attractions to include a variety of bars, restaurants and other amenities. There are various bus routes serving all destinations with London Bridge mainline and underground station within walking distance.

## Description

A self-contained studio / office arranged over the ground & Lower Ground Floors benefitting from high ceilings and excellent natural light. The ground floor is predominantly open plan with the advantage of having a private meeting room space. The lower ground floor is ideal for storage to include a store cupboard, W.C facilities and services.

## RENTAL (Option 1)

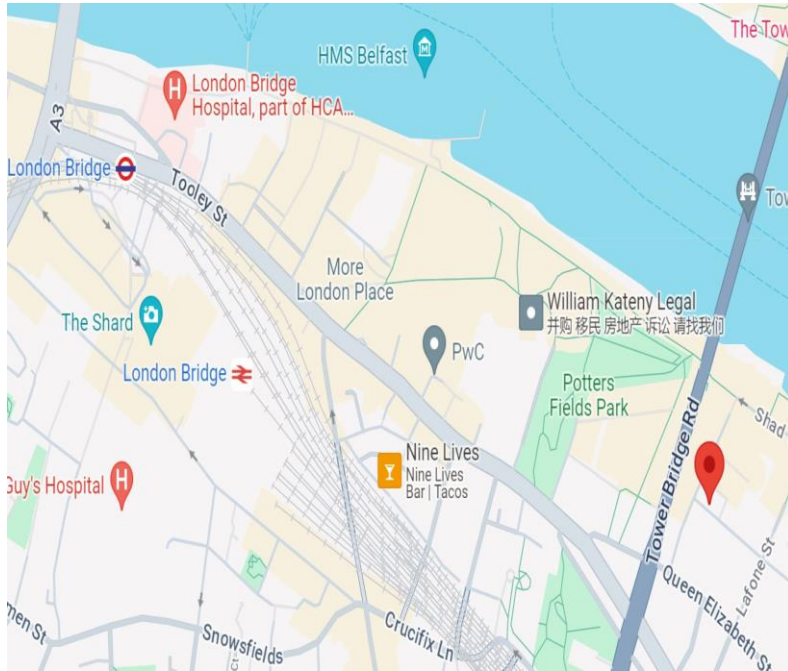
Offered furnished or unfurnished subject to terms and conditions.

|                 |  |                            |
|-----------------|--|----------------------------|
| Ground Floor:   | 1,345 sq ft (125 sqm) @ £42.50 per sq ft | = £57,162.50               |
| Basement Floor: | 1,109 sq ft (103 sqm).@ £20.60 per sq ft | = £22,837.50               |
| Total:          | <b>2,454 sq ft (228 sqm)</b>             | <b>= £80,000 per annum</b> |

## RENTAL (Option 2)

Additional works offered on a bespoke basis to meet the requirements of the ingoing tenant subject to terms and conditions.

|                 |  |                            |
|-----------------|--|----------------------------|
| Ground Floor:   | 1,345 sq ft (125 sqm) @ £47,50 per sq ft | = £63,887.50               |
| Basement Floor: | 1,109 sq ft (103 sqm).@ £23.54 per sq ft | = £26,112.50               |
| Total:          | <b>2,454 sq ft (228 sqm)</b>             | <b>= £90,000 per annum</b> |



## Description

specifications include:

- ❖ Self-contained unit
- ❖ High Ceilings
- ❖ Electric heating
- ❖ Open plan space
- ❖ New kitchen / dining area
- ❖ Close to all amenities
- ❖ Walking distance to London Bridge
- ❖ Furnished / unfurnished options

## Rates

The rates payable for the year 2026/27 is approximately £20,000 per annum.

## Service Charge.

Approximately £2 per sq ft per annum.

## HVAC Maintenance

Full management of the heating / cooling cassettes.

## EPC

EPC asset rating = Band C - 56

## Rent

Option 1 - £80K  
Option 2- £90K

## Further Details

Ian Lim  
Lim Commercial  
E: [ian@limcommercial.com](mailto:ian@limcommercial.com)  
Tel: 07885 912 982

## Terms

New lease direct on terms by arrangement.