

Lonic.

36 Curlew Street, SE1

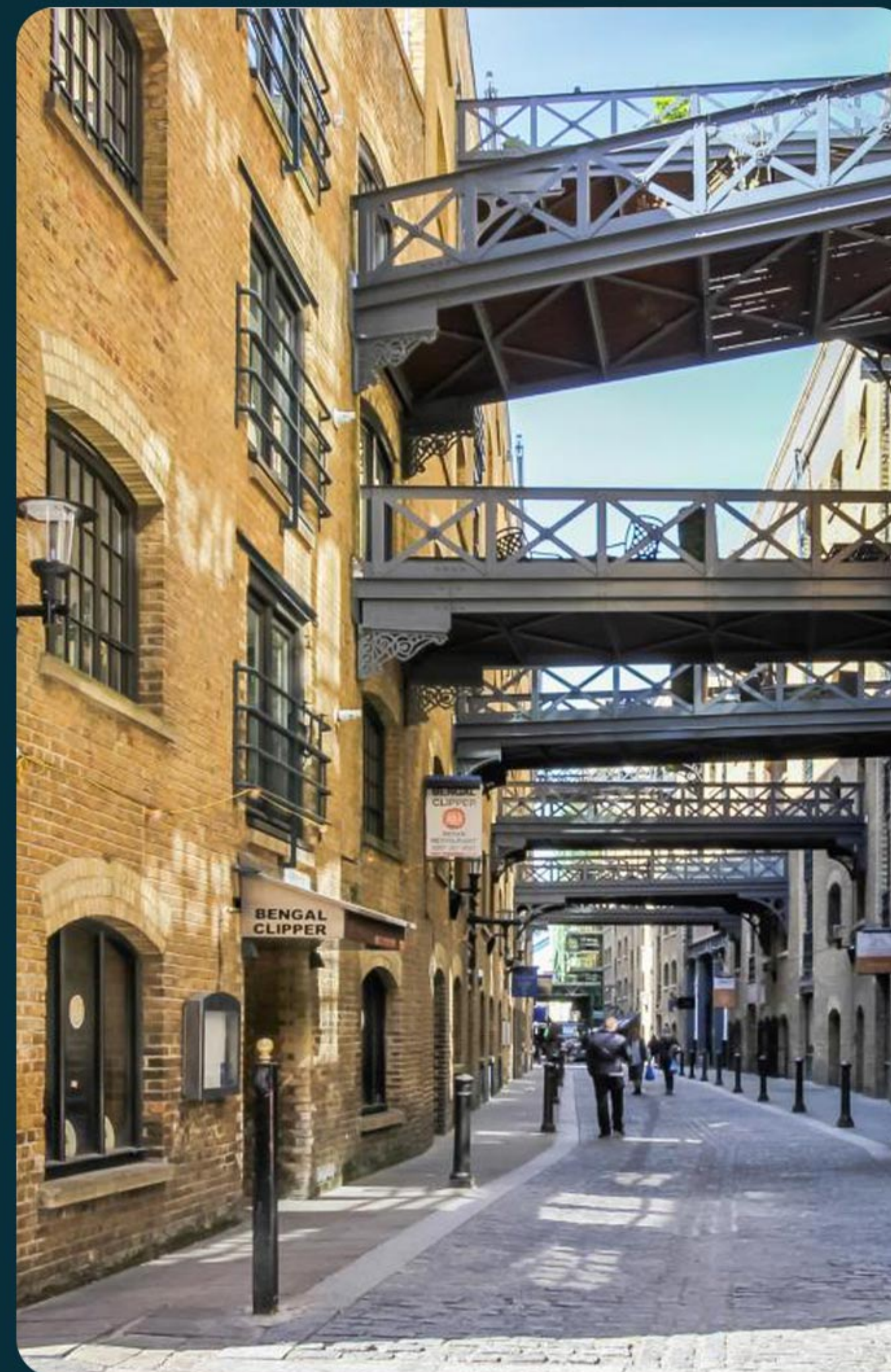
 2,255 sq ft. | Newly refurbished space

Own a piece of the historic Shad Thames



This recently refurbished ground floor office space in the Ginger Building boasts modern facilities and is strategically positioned near Tower Bridge and main stations. Its contemporary design incorporates a U-shaped layout focused around a central core, promoting an efficient and open-plan working environment.

The office space is equipped with state-of-the-art amenities, including air conditioning, a partitioned meeting room and a comms room. The kitchenette is equipped with key appliances, providing a practical and functional space for dining. Modern restroom facilities, including male, female, and disabled toilets.



*Speculative desk layout, furniture not included.

Size

2,255 sq ft

209.5 sq m

Sale Price

£1.6m O.I.R.O

Tenure

125 yrs from 25th March 2002

Costs

Rates Payable:

£47,150 (2025/26)

Service Charge:

£12,500 (2025)

VAT:

Payable on rent & service charge

Legal Costs:

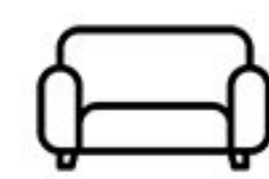
Both Parties to bear their own

Amenities

What's included:



Reception Space



Breakout Space



Great Natural Light



Amazing Transport Links



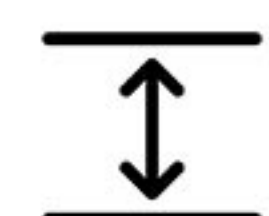
3x Private W/Cs



Kitchenette



Meeting Room



High Ceilings

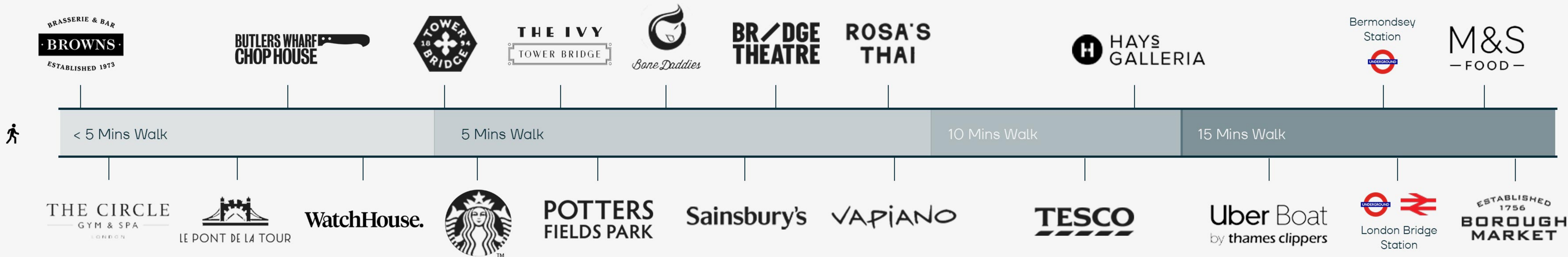
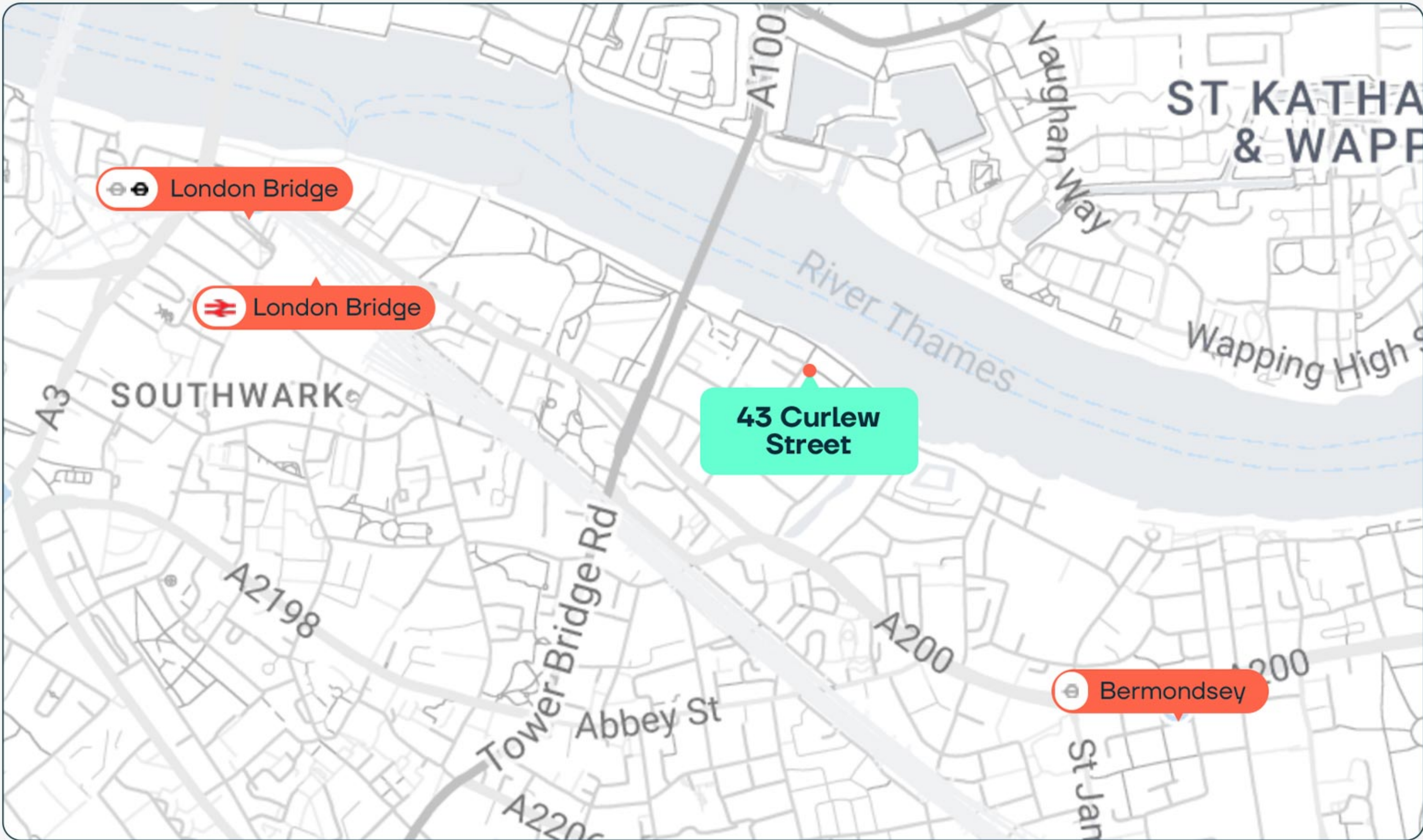


Air Conditioning

Location

The space is located on Shad Thames at the junction with Curlew Street behind Butlers Wharf in close proximity to Tower Bridge. The area has benefited recently from new developments including One Tower Bridge and now provides a wide variety of restaurants, cafes and bars.

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



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Welcome to Shad Thames.

Contact us to arrange a viewing via:

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