

USP.

India House
45 Curlew Street
London SE1 2ND

**REFURBISHED FITTED
OFFICES TO LET**

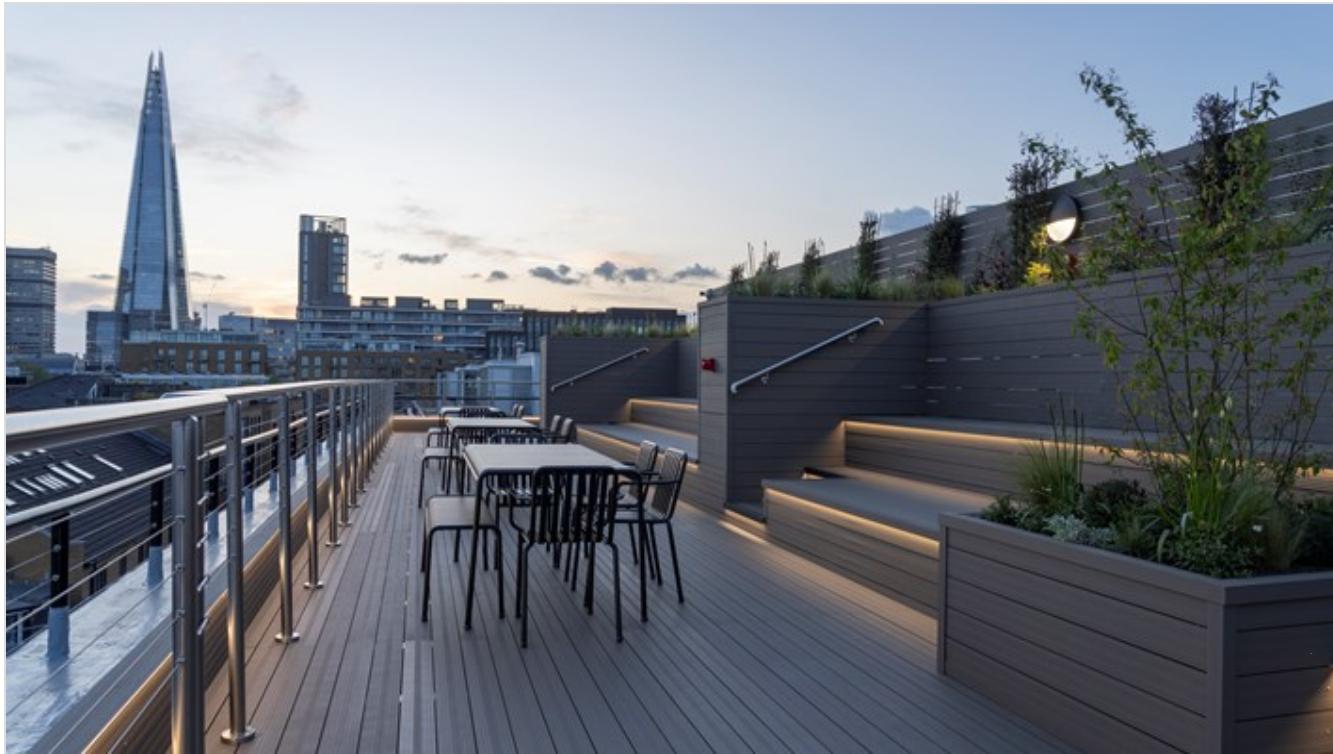
2,035 - 18,844 SQ FT

indiahouse.london

usp.london

020 3757 7777





Description

Refurbished fitted offices to let

India House is situated in the heart of Butler's Wharf, London's fashionable riverside district.

The building has been refurbished to provide offices with a modern and contemporary feel suitable for creative and corporate occupiers alike.

A spectacular communal roof terrace is under construction and will be ready from new Year 2025 offering access to all tenants within the building.

The 5th floor is offered fully fitted and furnished, ready for an occupier to move straight into. The 1st floor is offered part fitted, with new kitchen, 2 meeting rooms and 2 new showers within demise. The 1st Floor can be offered as a whole floor (6,428 sq ft) or divided into two separate offices of approximately 3,882 sq ft and 2,035 sq ft .



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
5th Floor	Available	6,499	£55.00	Fully Fitted
1st Floor	Available	6,428	£45.00	Cat A
1st Floor - East Office	Available	3,882	POA	
1st Floor - West Office	Available	2,035	POA	

Amenities

Comprehensively refurbished

Fully fitted (5th and Ground Floors)

1st Floor can be split from 2,035 sq ft

Raised floors

Showers within demise (1st and 5th Floors) and common parts

Newly refurbished manned reception

Spectacular Communal Roof Terrace

Part Fitted (1st Floor)

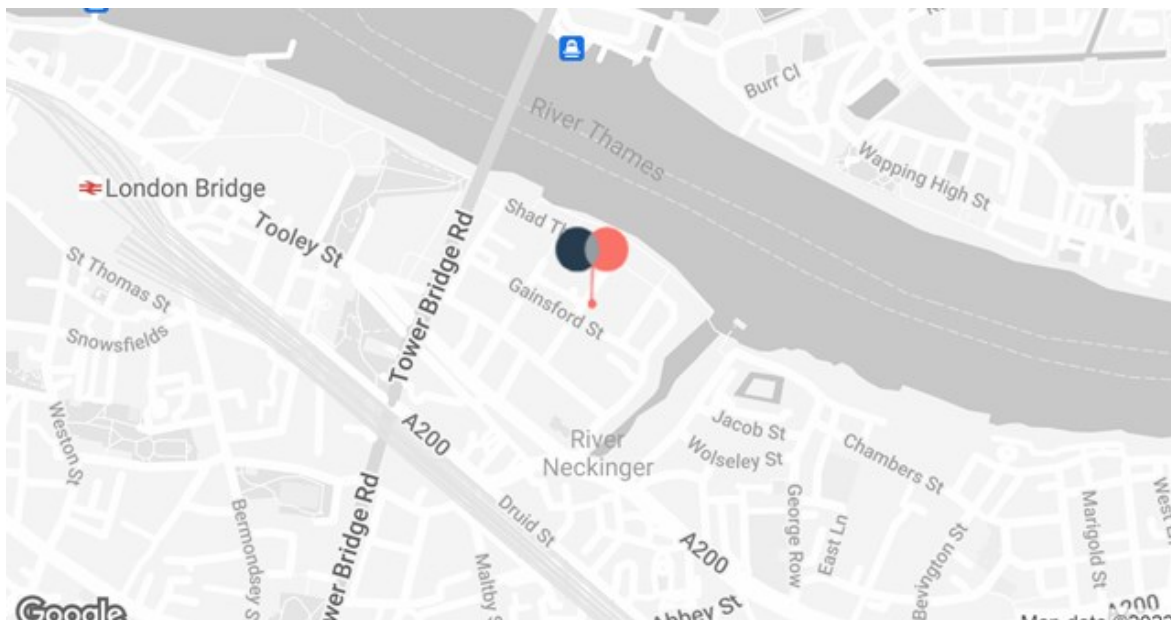
Air conditioning

WC's within demise (1st and 5th floors)

Bike racks & lockers (42 bike racks)

2 passenger lifts





Location

India House is within the Butler's Wharf district of South Bank, adjacent to the River Thames. The immediate area has many thriving cafes, bars and restaurants including Watch House Cafe, Le Pont de la Tour, The Ivy and All Bar One.

London Bridge station (Mainline, Northern Line & Jubilee Line) is within 10 minutes' walk, with the walk being almost entirely pedestrianized along Shad Thames and through the More London estate.

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Further Information

New leases available direct from the Landlord for a term by arrangement

Rent

£45 - £55 per sq ft per annum

Service Charge

£10.21 - £10.92 psf

Rates

c. £20 per sq ft per annum payable

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 09/03/2026