

60
GAINSFORD
ST

3,365 + 1,906 SQ FT FULLY FITTED
OFFICES TO LET

NUTMEG HOUSE SE1



BUILDING

STYLISH WAREHOUSE SPACE

Nutmeg House is a converted Edwardian warehouse building which has everything a modern occupier needs, from recently refurbished end of journey facilities, to a tranquil communal courtyard.

The available accommodation is a self-contained part 4th floor office suite.



SPECIFICATION

EXTERNAL COURTYARD



ORIGINAL
FEATURES



EXTERNAL
COURTYARD



GREAT FLOOR TO
CEILING HEIGHTS



CYCLE
STORAGE



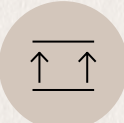
AIR
CONDITIONING



SHOWER & LOCKER
FACILITIES



WOODEN
FLOORS



UNDERFLOOR
TRUNKING



PASSENGER
LIFT



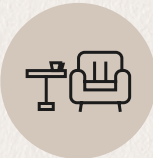
THE SPACE

2ND & PART 4TH FLOORS

Fully refurbished and fitted warehouse offices with great natural light.

Both floors have been extensively refurbished and fitted out to an extremely high standard with a kitchen and break out area plus meeting rooms.

SPECIFICATION



FULLY
FITTED OUT



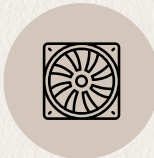
2ND FLOOR -
42 DESKS*
*Can increase to 75



PART 4TH FLOOR -
32 DESKS*
*Can increase to 42



KITCHEN AND
BREAKOUT AREA



AIR
CONDITIONING



FULLY
CABLED



2ND FLOOR

EXISTING FIT-OUT
3,365 SQ FT / 313 SQ M

Workstations	42
Meeting rooms	04
Breakout areas	03
Kitchenette	01
Reception	01
Total Occupancy	42



GAINSFORD STREET

MAX PACK
3,365 SQ FT / 313 SQ M

Workstations	75
Meeting room	01
Breakout areas	02
Kitchenette	01
Reception	01
Total Occupancy	75



GAINSFORD STREET



Floor plans not to scale. Indicative only.





EXISTING FIT-OUT
1,906 SQ FT / 177 SQ M

Workstations	32
Meeting room	01
Breakout areas	03
Kitchenette	01
Total Occupancy	32



GAINSFORD STREET



MAX PACK
1,906 SQ FT / 177 SQ M

Workstations	46
Meeting room	01
Breakout areas	01
Kitchenette	01
Total Occupancy	46



GAINSFORD STREET



Floor plans not to scale. Indicative only.

LOCATION

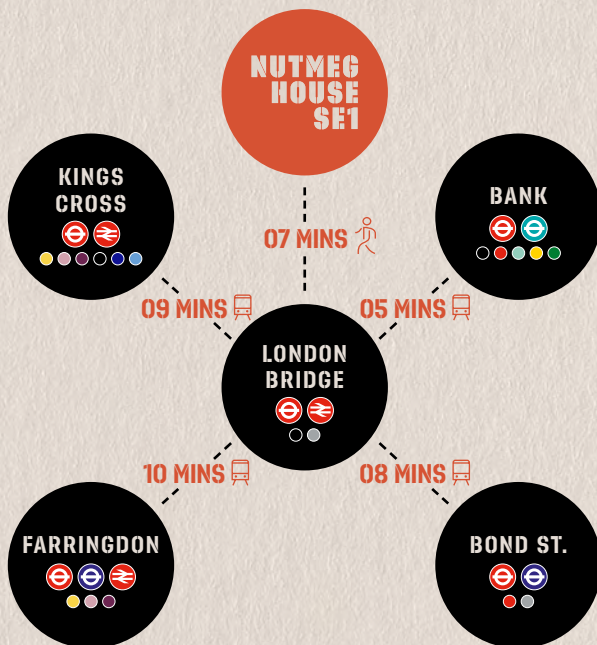
A VIBRANT & DYNAMIC LOCATION

Nutmeg House is situated in the heart of Butlers Wharf, a short walk from the River Thames and Tower Bridge.

The area has many and varied restaurants and bars within Butlers Wharf, More London and London Bridge with the hugely popular Borough Market being an easy walk away.



TRAVEL TIMES



VIEWINGS

Strictly through the sole letting agents.

Simon Smith
07736 880316
simon@usp.london

TERMS

On application.

Olivia Stapleton
07562 624652
olivia@usp.london

EPC

EPC Rating C.

Max Humphreys
07718 484284
max@usp.london

NUTMEGHOUSE.LONDON



DORRINGTON

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