

60
GAINSFORD
ST

3,294 SQ FT FULLY FITTED OFFICE
TO LET AS CAT A+ OR FULLY MANAGED.

NUTMEG HOUSE SE1



THE SPACE

4TH & 5TH FLOOR

Fully refurbished & fitted warehouse office with a wrap around private terrace, superb natural light and with its own dedicated photo voltaic installation providing renewable energy.

The 5th floor has great 360 degree views and benefits from a planted terrace of over 1,600 sq ft.

The space has been extensively refurbished and fitted out to an extremely high standard to include reception breakout area, a 12 person meeting room, a kitchen and dining area and 46 desking positions – which could be increased to 74.

SPECIFICATION



PRIVATE ROOFTOP TERRACE



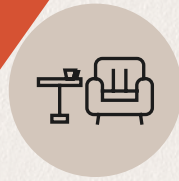
360° VIEWS ON 5TH FLOOR



POWER & DATA



AIR CONDITIONING



FITTED OUT



EXCELLENT NATURAL LIGHT



4th floor



5th floor terrace



5th floor



4th floor



5th floor

AVAILABLE ACCOMMODATION

FLOOR		SQ FT	SQ M
5th	Office	1,725	160
	Roof Terrace	(1,600)	(148)
4th	Office	1,569	146
TOTAL		3,294	306



5th floor



4th floor

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 stunning spacious roof terrace.

The available accommodation is a self-contained office suite arranged over the 4th and 5th floors with an interlinking staircase.



SPECIFICATION



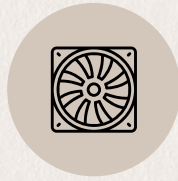
ORIGINAL FEATURES



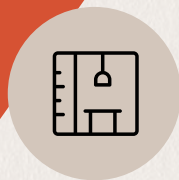
EXTERNAL COURTYARD



CYCLE STORAGE



AIR CONDITIONING



GREAT FLOOR TO CEILING HEIGHTS



SHOWER & LOCKER FACILITIES



4TH & 5TH FLOOR

4TH FLOOR
1,569 SQ FT / 146 SQ M

5TH FLOOR
1,725 SQ FT / 160 SQ M

ROOF TERRACE
1,600 SQ FT / 148 SQ M

Workstations	46
Meeting room	01
Breakout areas	04
Kitchenette	01
Total Occupancy	46

4TH FLOOR



GAINSFORD STREET

5TH FLOOR



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.

Luke Austerberry
07921 406291
luke@usp.london

EPC

EPC Rating C.

Max Humphreys
07718 484284
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NUTMEGHOUSE.LONDON



DORRINGTON

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