

# B1 OFFICE UNITS TO LET

2,918 SQ FT (271 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



**ST OLAVS COURT, LOWER ROAD,  
CANADA WATER, SE16 2XB**

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## LOCATION

This landmark building is located at the mouth of the Rotherhithe Tunnel and offers excellent transport links with Canada water, Bermondsey and Rotherhithe stations all within a few minutes' walk.

## USE

Currently B1 office use.

## TENURE

Available on flexible lease terms

## COSTS

Rateable Value – Business rates are yet to be determined.

Service Charge – Information available upon application

Legal Costs – Both sides will be responsible for their own legal costs.

## VAT

VAT will be applicable on the property.

## DESCRIPTION

A modern, architecturally striking building, offering bright and airy self-contained space on three levels.

## RENT

UNIT 33 - £12,325 Per Annum

UNIT 35 - £17,678 Per Annum

UNIT 40 - £16,050 Per Annum

UNIT 46 - £26,900 Per Annum

## VIEWING

By appointment through sole agents.

## CONTACT

KALMARs COMMERCIAL

Scott Bebbington

0207 403 0600

Scottb@Kalmars.com



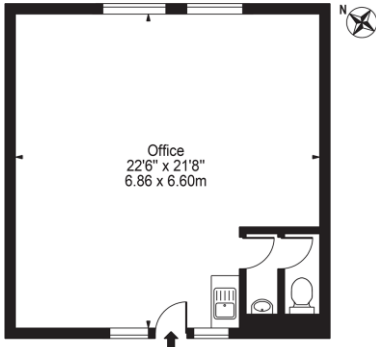
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# B1 OFFICE UNITS TO LET

2,918 SQ FT (271 SQ M)

City Business Centre,  
Lower Road, SE16  
Approx. Gross Internal Area 484 Sq Ft - 44.97 Sq M



For Illustration Purposes Only - Scale 1:50 at A4 - Floor Plan by interDesign Photography  
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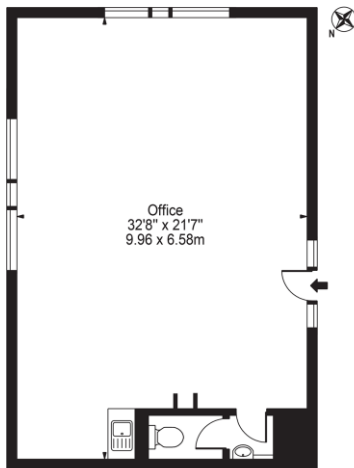
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice (2018).

## UNIT 33



## UNIT 35

City Business Centre,  
Lower Road, SE16  
Approx. Gross Internal Area 695 Sq Ft - 64.57 Sq M



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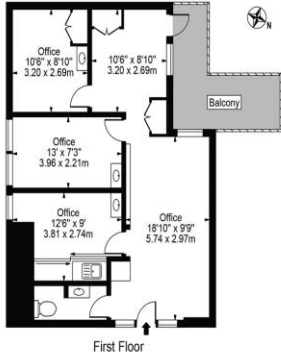
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CANADA WATER, SE16 2XB**

# B1 OFFICE UNITS TO LET

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## UNIT 40

City Business Centre,  
Lower Road, SE16  
Approx. Gross Internal Area 640 Sq Ft - 59.46 Sq M



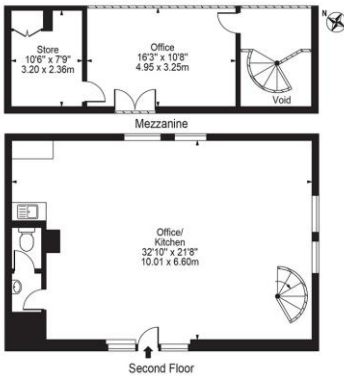
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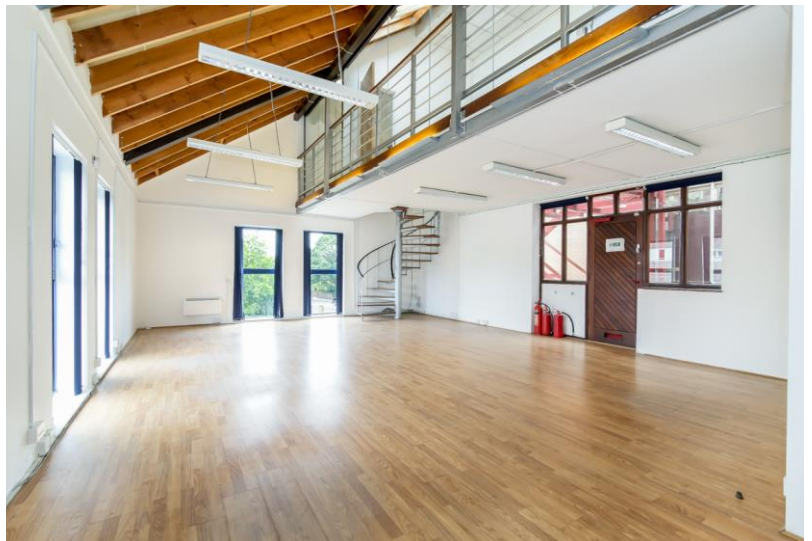
## UNIT 46

City Business Centre,  
Lower Road, SE16  
Approx. Gross Internal Area 1016 Sq Ft - 94.39 Sq M  
(Excluding Void)



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