



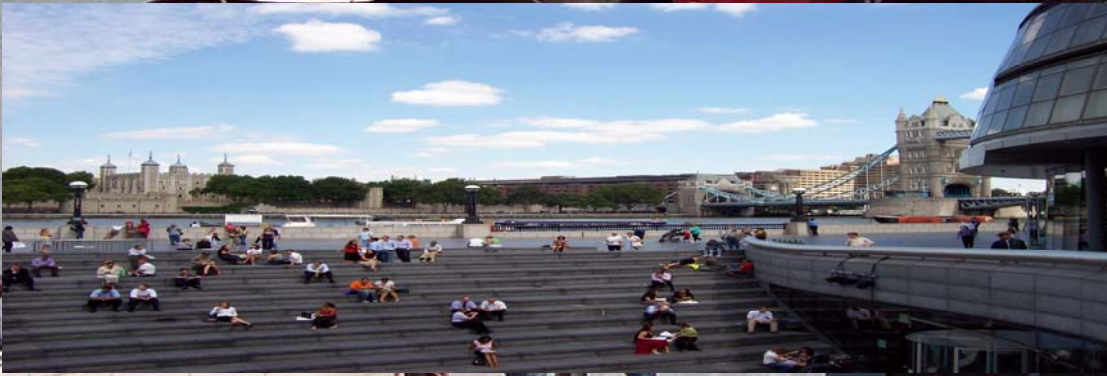
# JETCO INVESTMENTS LIMITED

020 7253 6833

[www.JetcoInvestments.co.uk](http://www.JetcoInvestments.co.uk)

**KAMEN HOUSE – 17-24 MAGDALEN STREET, LONDON BRIDGE SE1 2EN**

**COMMERCIAL UNITS AVAILABLE TO BUY / TO RENT – COMPLETION AUGUST 2007**



*A stunning architectural landmark development in a prime London location consisting of luxury apartments and penthouses (many with balconies or terrace areas). Beautifully landscaped communal roof gardens provide superb surrounding views. Ground and lower ground floors comprise of commercial accommodation.*



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17-24 MAGDALEN STREET  
LONDON BRIDGE SE1 2EN

**KAMEN HOUSE – COMPLETION AUGUST 2007**

**COMMERCIAL UNITS AVAILABLE TO BUY / RENT**

**326 SQ M - 1302 SQ M (3500 – 14000 SQ FT)**

The available accommodation is arranged on the ground and lower ground of this stunning landmark development with luxury flats above.



## **PRICE**

For guidance purposes only

Price on application for entire Ground and Lower Ground B1 commercial units    OR  
Price on application for four individual B1 units

[Average – Finished (option) - £320 per sq ft]

[Average – Shell finish (option) - £280 per sq ft]

## **DESCRIPTION**

A truly spectacular scheme of newly built apartments and well presented contemporary commercial units on the Ground and Lower Ground. Separate entrances to the development for residential and commercial unit occupiers.

Jetco Investments (Executive Developments Group) is proud to announce the onset of the arrival of *Kamen House* to the prestigious area of London Bridge. Built to the same high standards of all our heralded projects.

Please log on to website for more details

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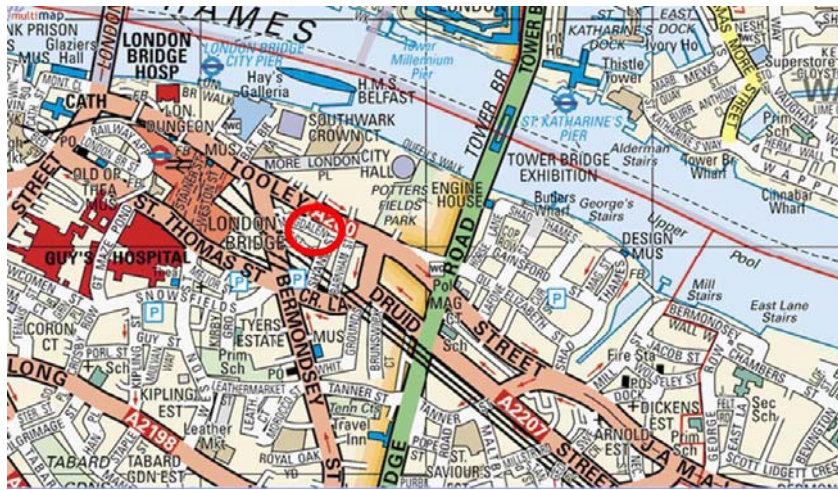
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## LOCATION

Situated on the junction of Bermondsey Street and Tooley Street, *Kamen House* lies just across the road from **More London Riverside**, City Hall and the South Bank.

London Bridge is superbly connected – one of the main arterial roads leading into the thriving financial centre of the City of London, a key location within the Capital and as little as two minutes walk away.

Ideally located in the heart of London Bridge with some of London's most exuberant bars, restaurants and cafés.



## TRANSPORT

There are a whole host of local, national, and international transport links that service London Bridge.

Moments walk from London Bridge Underground Station (Northern, Jubilee & London British Rail Lines) and London Bridge mainline station that accesses Waterloo & the South.

- *London Bridge Tube Station* 0.2 miles
- *London Bridge Railway Station* 0.4 miles
- *London City Airport* 5.8 miles
- *Waterloo International* 1.5 miles
- *Docklands Airport* 2.5 miles

## SIZE

326 SQ M -1302 SQ M (3500 – 14000 SQ FT)

400 SQ FT GALLERIED AREA



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## AMENITIES

### FINISHED (Option)

Air conditioning	Good natural light
CAT II lighting	Entry phone
Male and female toilets	Good quality carpets
Kitchen facilities	CAT 5 Cabling run to floor boxes
Platform Lifts	

### SHELL FINISH (Option)

To comply with building regulations:

Render, windows in place, concrete floor, waterproofing, fireproofing, pipe connections and power connections, and services with supply provided.

## TENURE

Virtual Freehold

## VIEWING

By appointment – Please visit the website and Contact Head Office - 020 7253 6833

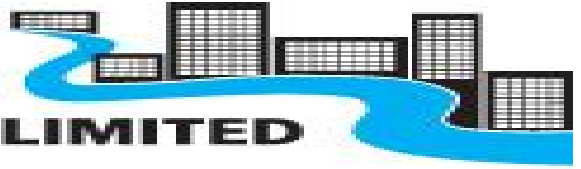
Selling Agent            John Gabriel Kamenou

Email address            [johngabriel@execdev.co.uk](mailto:johngabriel@execdev.co.uk)

Mobile                      07947741068

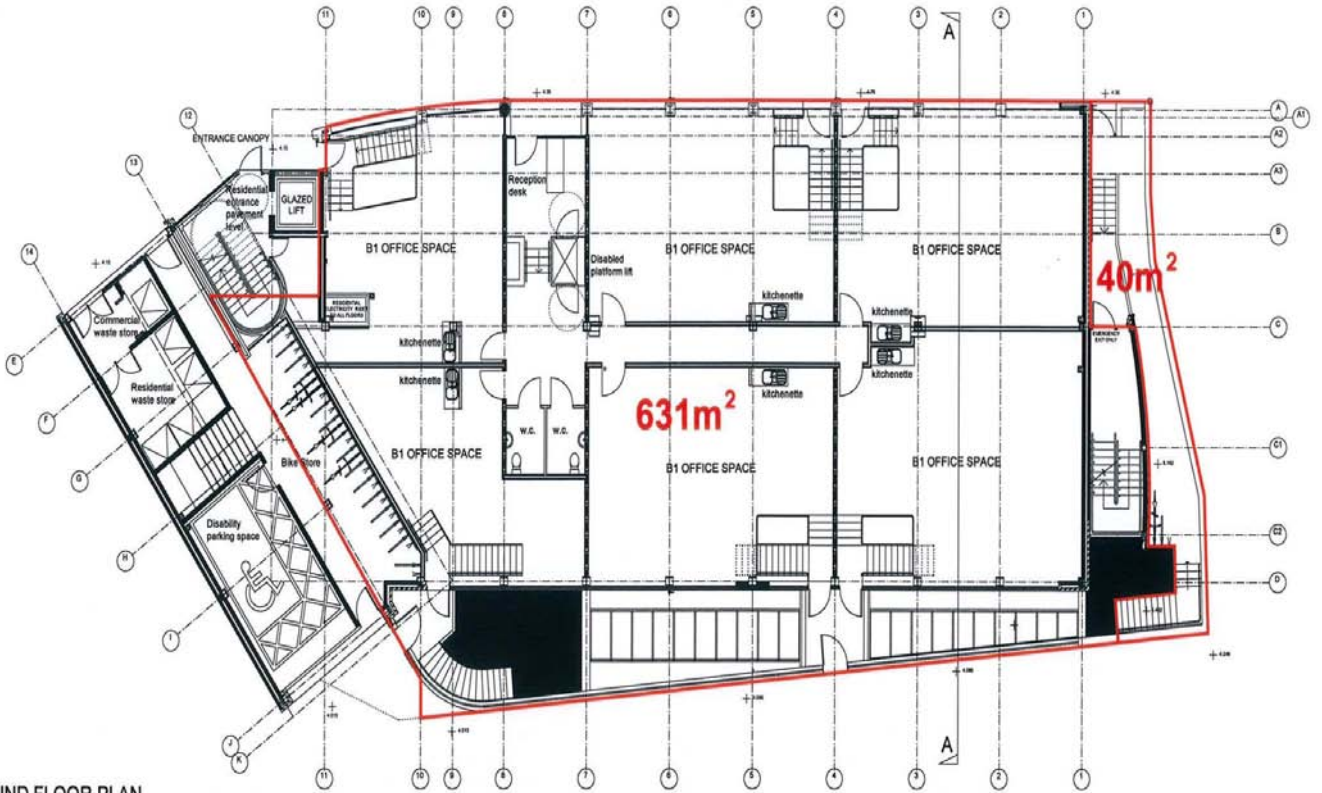
## SUBJECT TO CONTRACT

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall presentation of the property but are not intended to constitute any part of an offer or contract. 2. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must their own enquiries as to the accuracy of all matters upon which they intend to rely.



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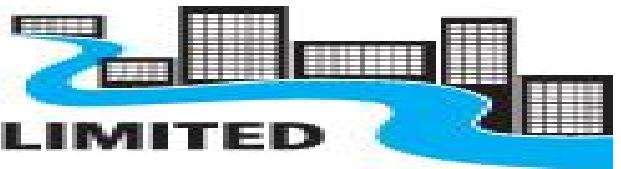


GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

## LOWER GROUND & GROUND FLOOR PLANS



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Arch schedule taken from Taylor Woodrow specification	
(A) Grey glass block unit, ref. 35-27	Column
(A) Grey glass block unit, ref. 35-12	Window structure
(A) Glass block, smooth surf. Ref. 35-28	2nd floor
(A) Polycarbonate yellow glass block unit, ref. 35-13	Column



MAGDALEN STREET

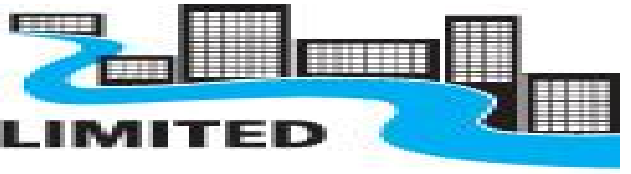
1,000 Lower Ground FFL

0,000 Datum



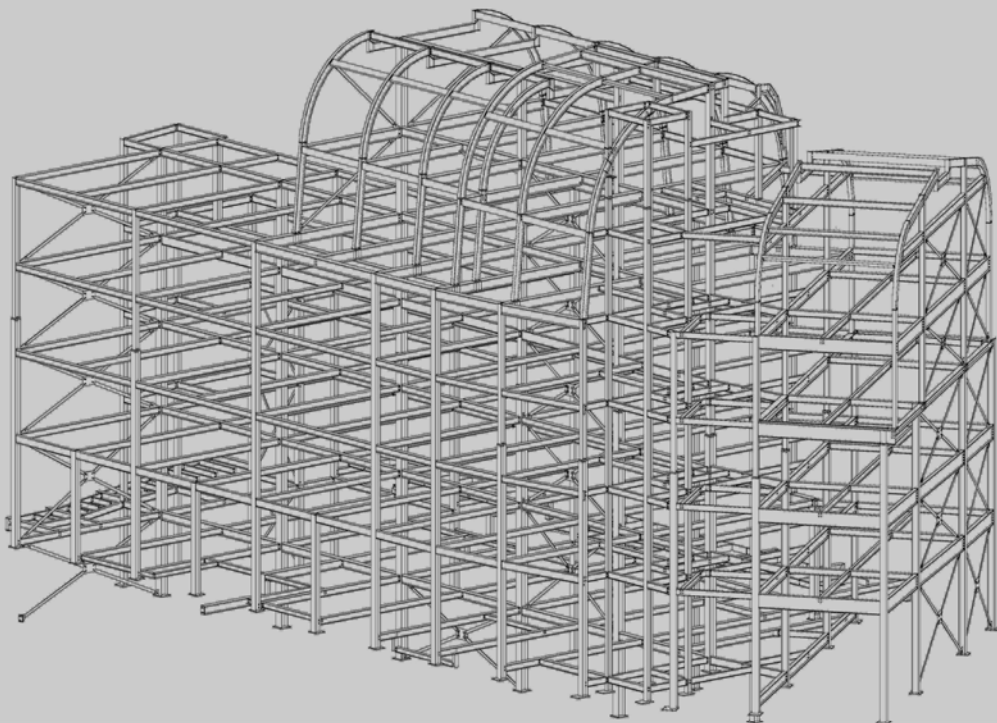
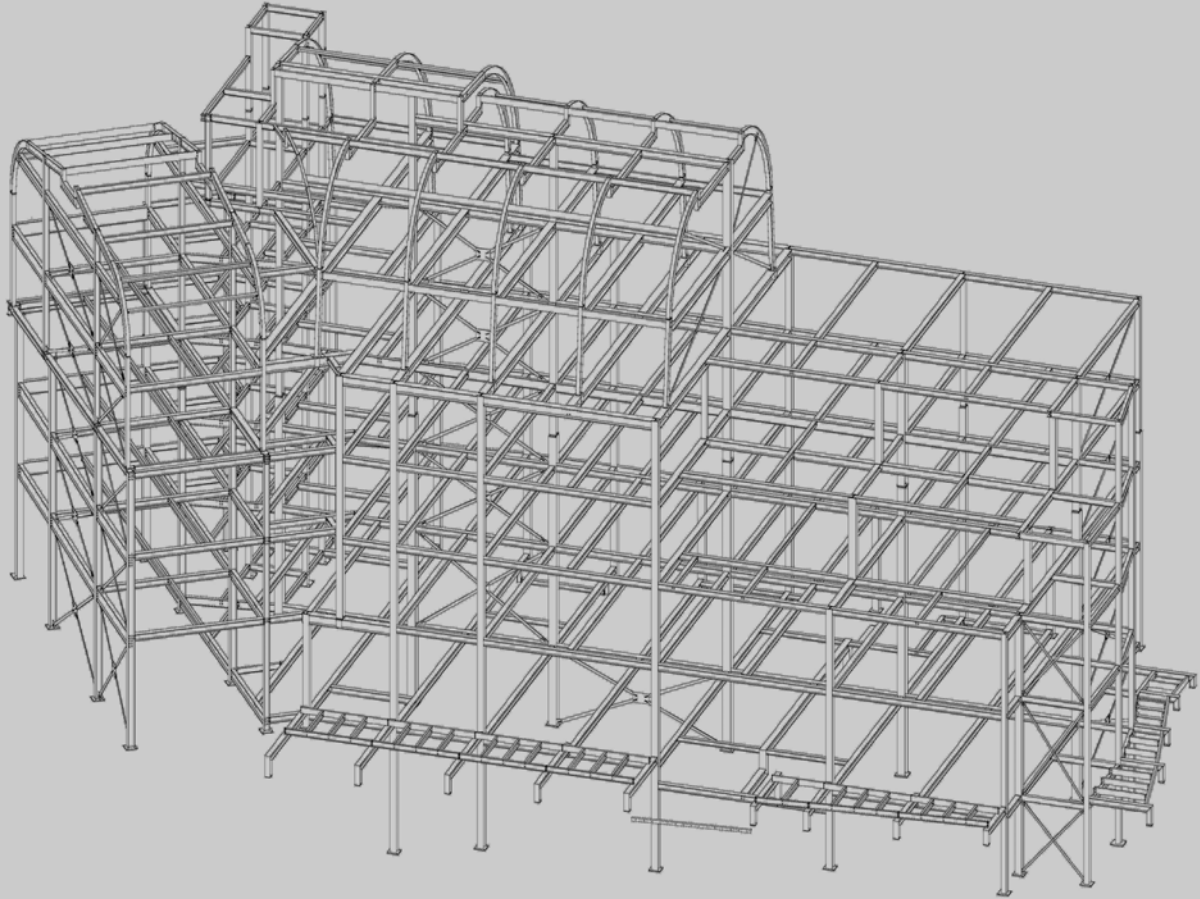
GIBBONS RENT

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**STRUCTURAL (STEEL WORKS) 3D VIEWS**