

# USP.

96 Great Suffolk Street,  
London, SE1 OBE

**OFFICES TO RENT**

**5,310 - 16,301 SQ FT**

usp.london

020 3757 7777





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## Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
3rd Floor	Available	5,310		£49.50	
2nd Floor	Available	5,495		£49.50	
1st Floor	Available	5,496		£49.50	
<b>TOTAL</b>		<b>16,301</b>			

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## Amenities

Newly refurbished

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Stunning views from 3rd floor

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Air conditioning

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Shower facilities

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Fully accessible raised floors

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Exposed services

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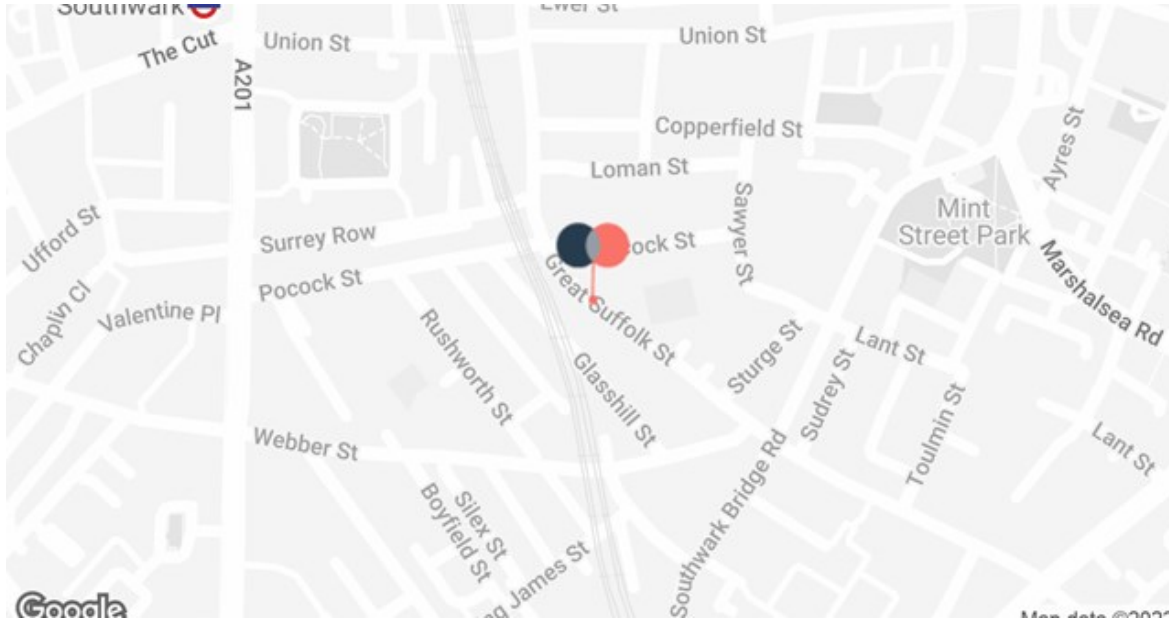
Suspended lighting

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Bike storage

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## Description

### CONTEMPORARY COMMERCIAL SPACE TO LET

The available accommodation has been fully refurbished to provide modern and efficient office space to meet the expectation of the contemporary occupier.

The building is located on the west side of Great Suffolk Street. London Bridge, Waterloo and Blackfriars mainline stations are within easy walking distance, as are Southwark and Borough underground stations.

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## Further Information

New lease(s) are available direct from the landlord.

Rent  
£49.50 psf

Service Charge  
£8.00 psf

Rates  
£18.71 psf

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#### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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 08/07/2024

