

USP.

Friars Yard
160 Blackfriars Road
London SE1 8EZ

OFFICES TO RENT

11,141 - 70,132 SQ FT

friarsyard.london/

usp.london

020 3757 7777





Description

11,141 - 70,132 sq ft available

Friars Yard, 160 Blackfriars Road is a prominent building in the heart of the South Bank. The property is undergoing a dramatic transformation benefiting from a new reception and communal areas, state of the art cycle and shower facilities and an exceptional new communal roof terrace offering unrivalled views over Waterloo and the wider South Bank area.



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Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
6th Floor	Available	11,789		POA	
5th Floor	Available	11,842		POA	
4th floor	Available	11,831		£65.00	
3rd floor	Available	11,785		£65.00	
2nd floor	Available	11,744		£65.00	
1st floor	Available	11,141		£60.00	
TOTAL		70,132			

Amenities

New reception and communal areas

New communal roof terrace

Fitted accommodation available
(subject to negotiations)

Exposed a/c system

Raised floor

Excellent natural light

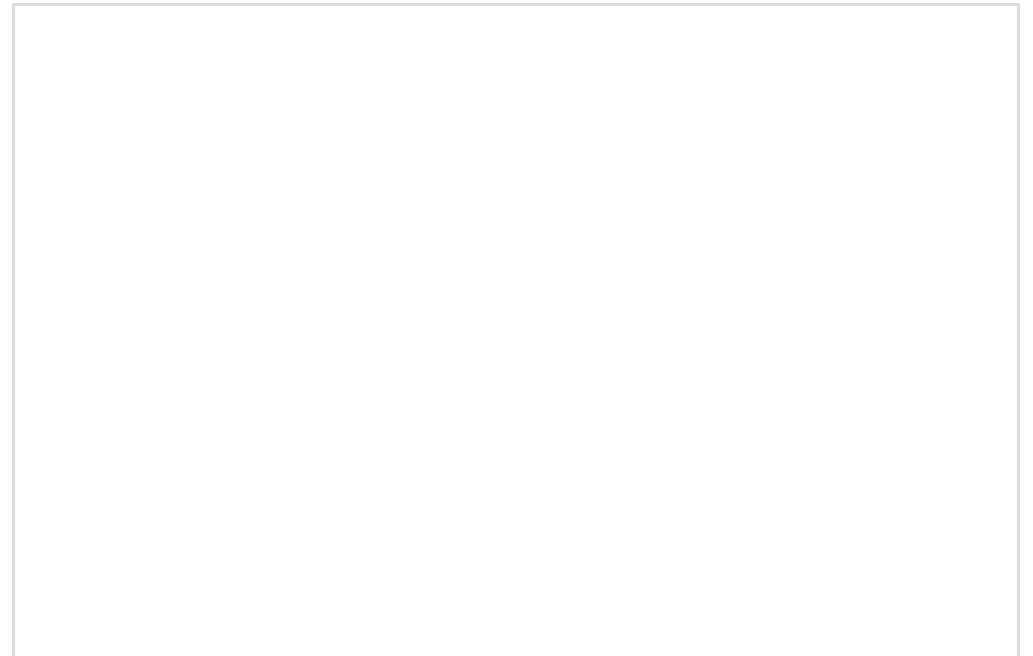
New shower and cycle facilities

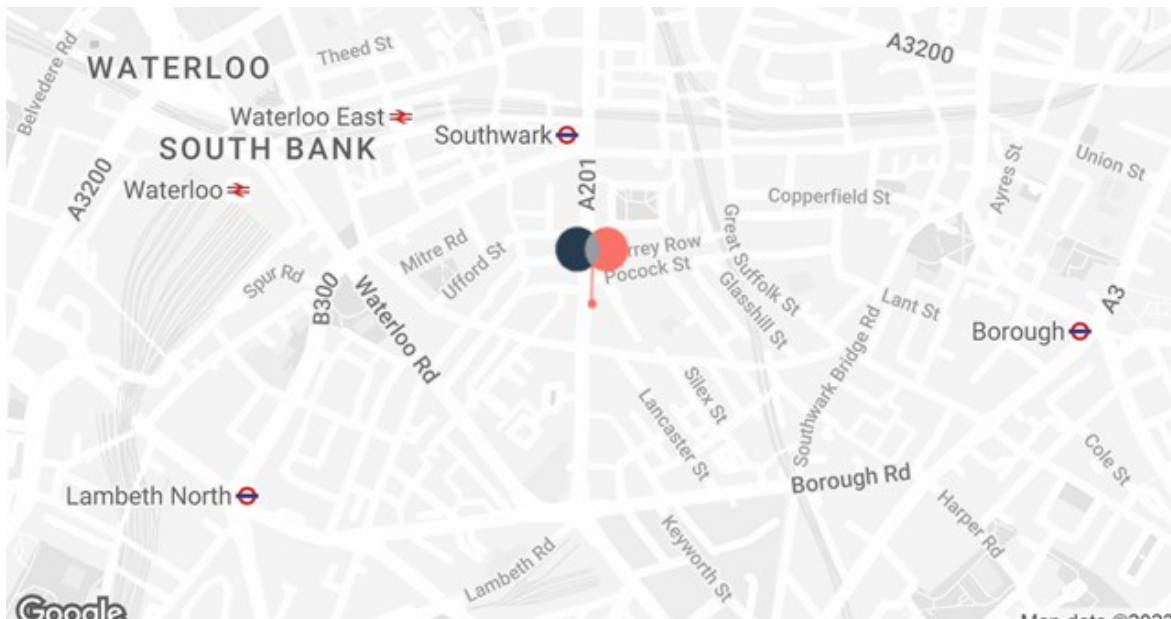
New communal gym facilities

Extensively refurbished floor plates

Suspended LED lighting

Demised WCs





Location

Located within a 2 minute walk to Southwark underground station, in addition Waterloo and Blackfriars mainline stations are both within a 10 minute walk.

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Further Information

New lease(s) available for a term by arrangement

Rent	Service Charge
£60.00 - £65.00 per sq ft	£13.46 per sq ft

Rates	EPC
£20.60 per sq ft	A

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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.

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