

# USP.

79 Weston Street  
London SE1 3RS

**FANTASTIC REFURBISHED  
OFFICE TO LET ON FLEXIBLE  
TERMS  
2 MINS WALK TO LONDON  
BRIDGE STATION**

**1,030 SQ FT**

usp.london  
020 3757 7777





---

## Description

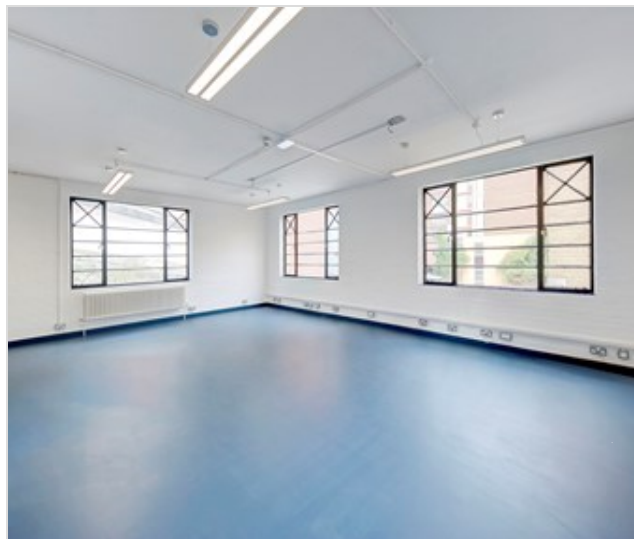
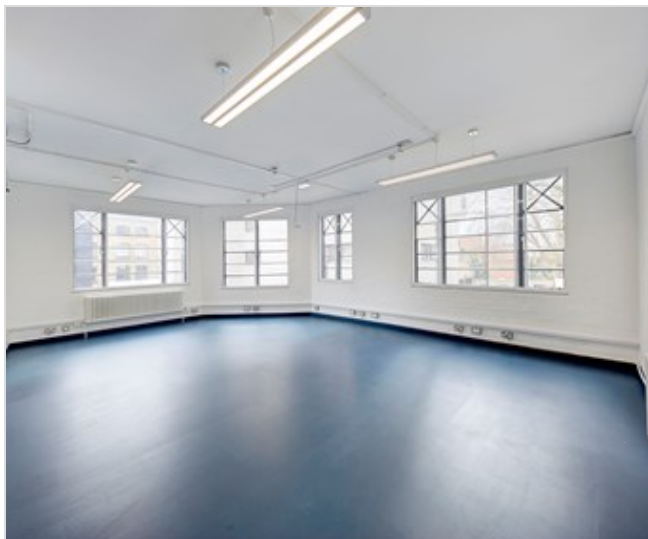
### TWO MINUTES' WALK FROM LONDON BRIDGE STATION

This former warehouse property is situated in an attractive private gated courtyard off Weston Street, two minute's walk from London Bridge station.

The property comprises an attractive former warehouse building over ground and two upper floors. There is an outdoor seating area in the courtyard, adjacent to the building.

The 2nd floor is available to let. The floor has a high ceilings and excellent natural light from large windows on all elevations. There is a glass fronted meeting room and a well appointed kitchenette (including fridge and dishwasher).

The office is presented unfurnished but can be offered furnished upon request with up to 22 desk positions.





79 Weston Street, London, SE1 3RS

---

## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
2nd Floor	Available	1,030	£45.00
<b>TOTAL</b>		<b>1,030</b>	

---

## Amenities

Newly refurbished

External seating area

Kitchenette inc fridge and dishwasher

Outstanding natural light

High ceilings

Private gated courtyard

Glass fronted meeting room

Refurbished WCs

Large windows

Central heating





## Location

79 Weston Street benefits from outstanding transport connections being situated approximately two minutes' walk from London Bridge station. London Bridge provides mainline services as well as Jubilee and Northern Underground lines.

There is a superb selection of restaurants, cafes and bars in this locality including at Borough Market, Vinegar Yard and Bermondsey Street, all within 5 minutes walk.

79 Weston Street, London, SE1 3RS

## Further Information

New lease available on flexible terms by arrangement

### Rent

£45 per sq ft p.a.

### Service Charge

c.£5 per sq ft p.a.

### Rates

£16.74 per sq ft p.a.

Rupert Cowling

USP London

07736 880317

rupert@usp.london

Max Humphreys

USP London

07718 484284

max@usp.london

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 28/02/2024