

# USP.

138 Southwark Bridge  
Road  
London SE1 0DG

**OFFICE FOR RENT OR SALE**

**3,626 SQ FT**

usp.london  
020 3757 7777







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## Description

### GROUND FLOOR SELF CONTAINED OFFICE TO LET/FOR SALE

138 Southwark Bridge Road is a self contained ground floor office building in the heart of the Southbank, located 5 minutes away from Borough Underground station. The office is fitted with air-conditioning, raised floors, LED lighting and demised WCs.

The area boasts a range of local amenities, including a host of local cafes, restaurants and pubs in walking distance from the office. The office is also a 12 minute walk away from the historic Borough Market.



138 Southwark Bridge Road,  
London, SE1 0DG



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## Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Price	Fit Out
Ground Floor	Available	3,626		£37.50	POA	
<b>TOTAL</b>		<b>3,626</b>				

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## Amenities

Raised Floors

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Air Conditioning

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2 Meeting Rooms

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Workshop Space

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Kitchen

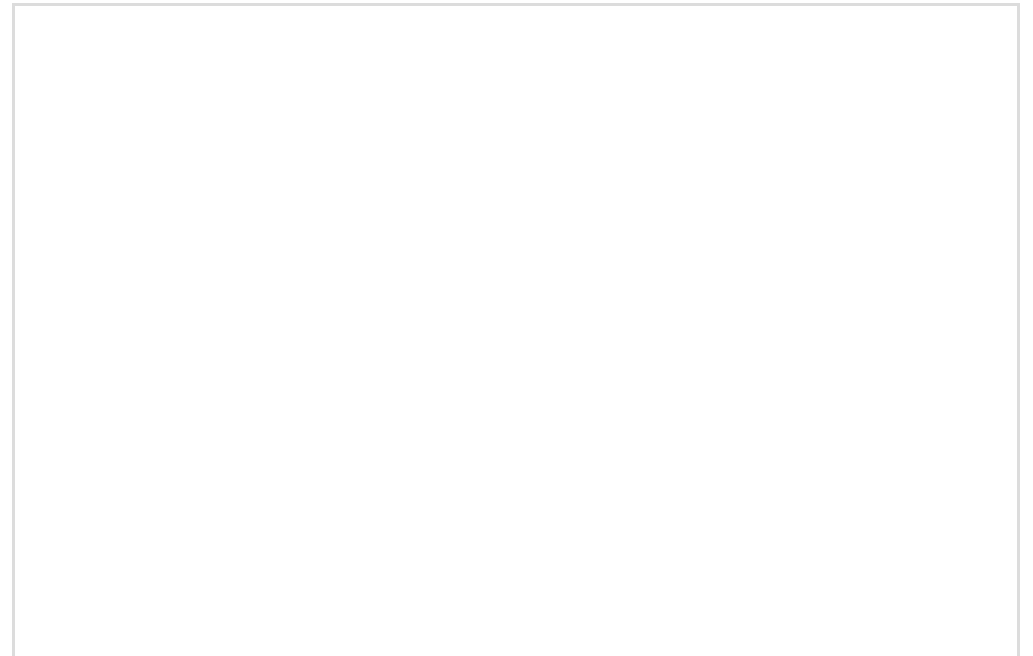
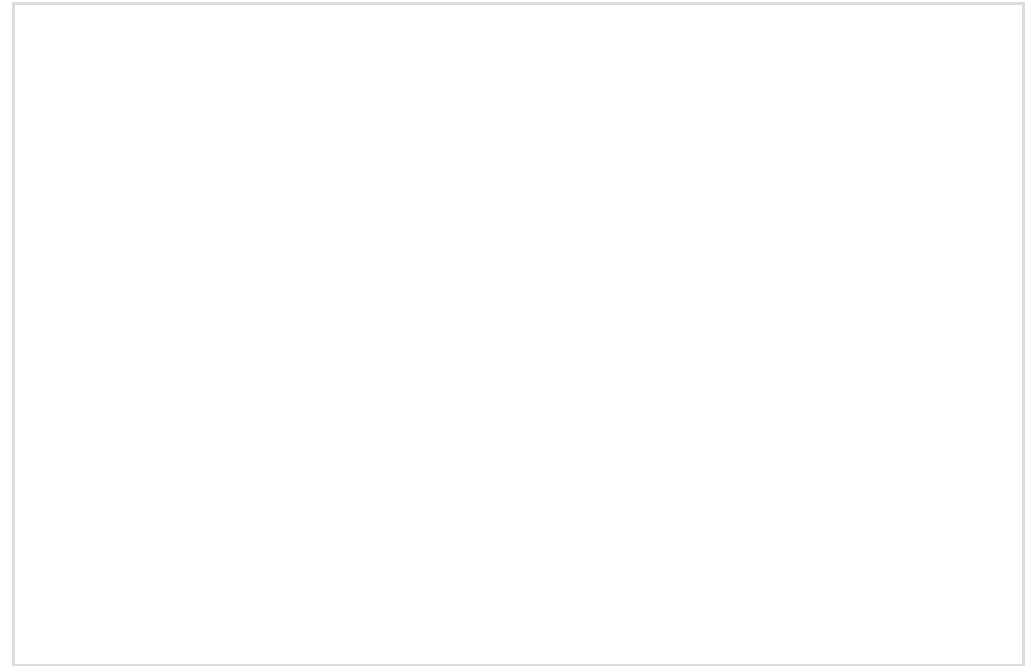
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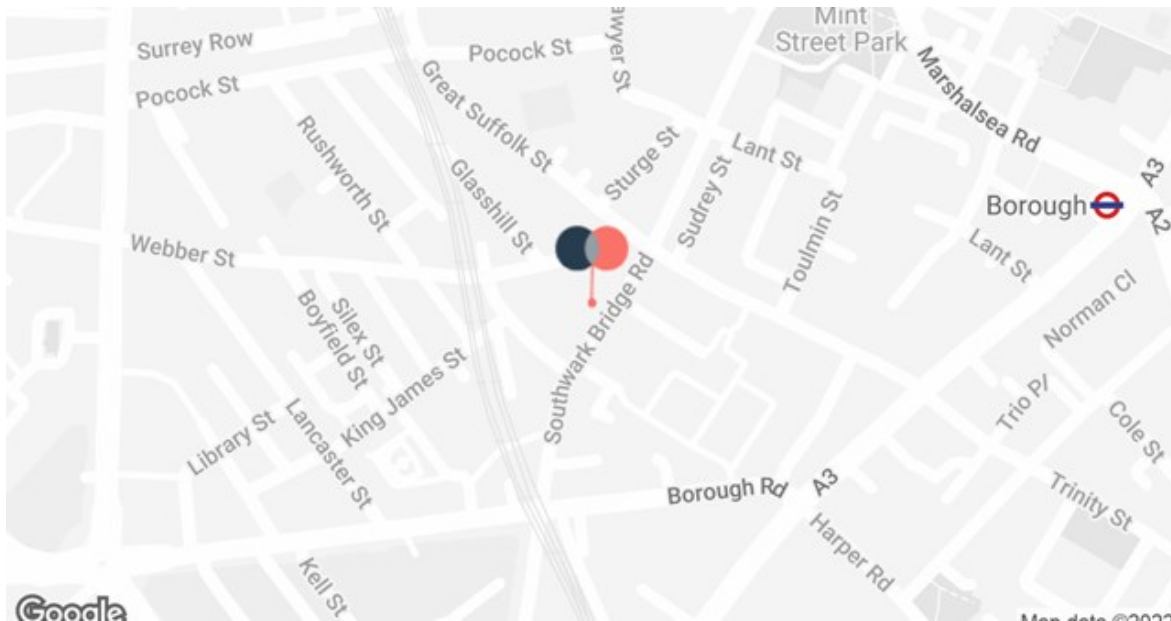
Bike Racks

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Demised WCs

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## Location

138 Southwark Bridge Road,  
London, SE1 ODG

## Further Information

A new lease is available by terms of arrangement, alternatively property is available for Sale on a long leasehold (999 years at a peppercorn rent).

### Rent/Price

£37.50 PSF / Offers in  
excess of £2.7m

### Service Charge

£3.50 PSF

### Rates

c.£10.82 PSF

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