

# USP.

116-118 Walworth Road  
London SE17 1JJ

**RENT REDUCED TO ONLY  
£19.50 PER SQ FT (NO VAT)**

**2,713 - 5,191 SQ FT**

usp.london

020 3757 7777







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## Description

### Economical Offices To Let - Rent Only £19.50 per sq ft

The 1st and 2nd floors have recently been refurbished and are ready for immediate occupation. The 1st floor benefits from 2 meeting rooms, a storage area, and a kitchen. The 2nd floor is open plan with a built in kitchen and storage area.

The property is not elected for VAT and therefore a tenant will not be required to pay VAT on rent or service charge..



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## Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
2nd Floor	Available	2,631		£19.50	
1st Floor	Available	2,560		£19.50	
<b>TOTAL</b>		<b>5,191</b>			

## Amenities

Newly decorated

Air conditioning

Suspended ceiling

Cycle racks

Lift

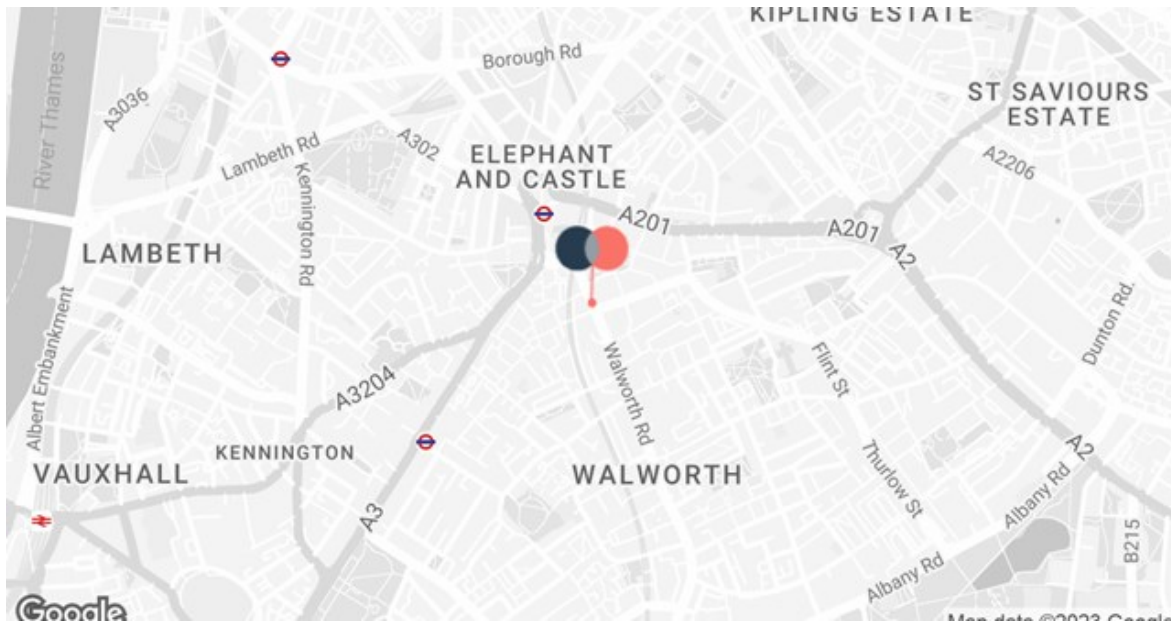
Raised floors

Open plan kitchen on each floor

Inset LED lighting

Showers





## Location

The property is approximately a three-minute from Elephant and Castle Station providing outstanding transport connections via National Rail (Thameslink services) as well as Underground Northern line and Bakerloo line. The surrounding area has been home to many large scale regeneration projects in recent years. Most notably Elephant Park, a new mixed use scheme centred around a 2 acre park.

Mercato Metropolitano is also just round the corner. Housed in a formerly abandoned paper factory, Mercato offers one of the city's largest undercover outdoor areas with over 40 independent food and beverage partners such as Molo, Rudie's Jerk and Little Sicily.

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## Further Information

New lease direct from the landlord

Rent  
£19.50 psf

Service Charge  
c.£10.00 psf

Rates  
c.£9.06 psf

EPC  
D

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