

# USP.

Great Suffolk Yard  
127 - 131 Great Suffolk  
Street  
London SE1 1PP

**STUNNING NEW BUILD  
OFFICES TO LET**

**1,178 - 13,585 SQ FT**

[usp.london](http://usp.london)

020 3757 7777







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## Description

### STUNNING NEW BUILD OFFICES TO LET

Great Suffolk Yard offers stunning offices, in a mix of new build and refurbished properties around a central private courtyard.

The property has been thoughtfully designed for today's discerning workforce and offers 57,316 sq ft of new creative office space across six floors, with a private courtyard and multiple terraces.





Great Suffolk Yard, 127 - 131 Great  
Suffolk Street, London, SE1 1PP



## Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
5th	Available	1,178		£75.00	Fully Fitted
3rd (Works)	Available	3,994		£67.50	
1st (Engineering)	Available	8,413		£62.50	Cat A
<b>TOTAL</b>		<b>13,585</b>			

## Amenities

Part new and part sensitive restoration of former warehouse buildings

Private roof terraces (3rd and 4th floors)

Secure cycle parking for 120 bicycles, showers & locker facilities

BREEAM "Excellent"

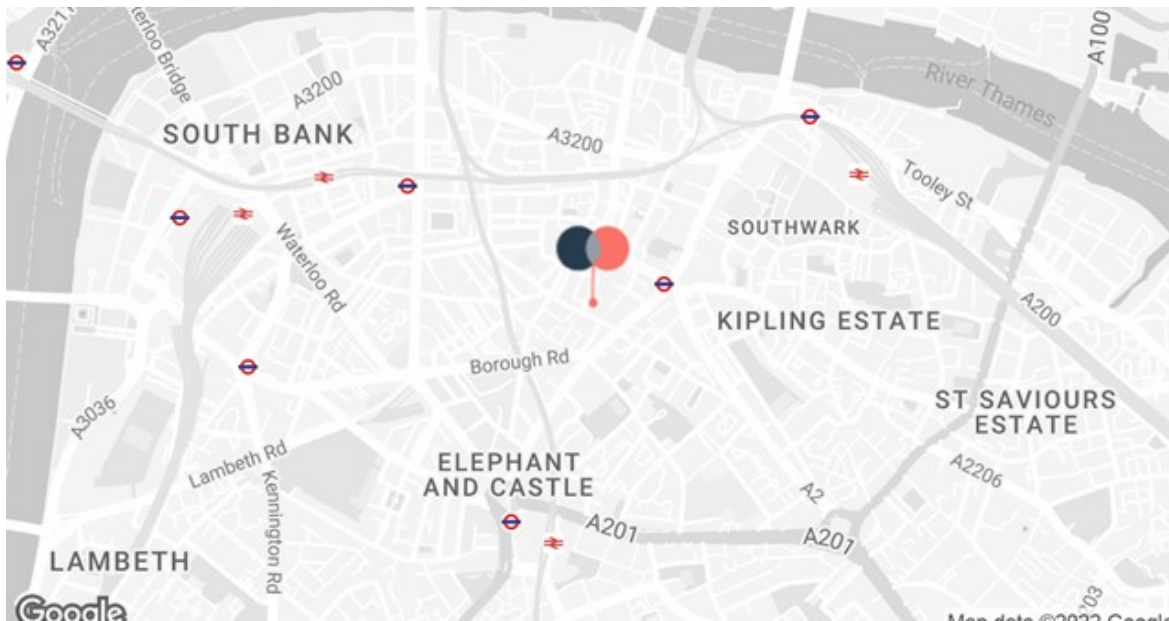
Cobbled private courtyard

Exposed finishes including concrete ceilings with exposed air conditioning

Fibre connectivity

EPC A





## Location

Borough, SE1 is a thriving, vibrant destination that embodies Central London at its best. A go-to for food and drink and some of London's best theatres and galleries. Everything on the doorstep to entertain and indulge employees and clients alike.

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## Further Information

New lease(s) available direct from the landlord.

Rent	Service Charge
£62.50 psf - £75.00 psf	£7.35 psf

Rates  
TBC

Ben Fisher  
USP London  
07810 676168  
ben@usp.london

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Knight Frank  
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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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