

USP.

9 Marshalsea Road
London SE1 1EP

Fully fitted office space to let

1,652 - 3,595 SQ FT

usp.london

020 3757 7777

9 MARSHALSEA ROAD





Description

1,652 - 3,595 sq ft of Smart & Sustainable Fully Fitted Workspace

On behalf of Store Property, USP present 2 exceptional quality, newly refurbished floors within 9 Marshalsea Road.

9 Marshalsea Road offers two fully fitted floors between 1,652-3,595 Sq Ft in the heart of Borough. 9MR is an attractive Victorian warehouse conversion providing a best-in-class working environment



9 Marshalsea Road, London, SE1 1EP



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Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Ground Floor	June 2024	1,652		£72.50	
First Floor	June 2024	1,943		£72.50	
TOTAL		3,595			

Amenities

Newly refurbished

New bike racks and showers

Hyperoptic fibre to every floor

SKA Accredited Fit-Out and Furniture Targeting Gold

Fully electric building

Moments from Borough station

Plug-and-play office floors

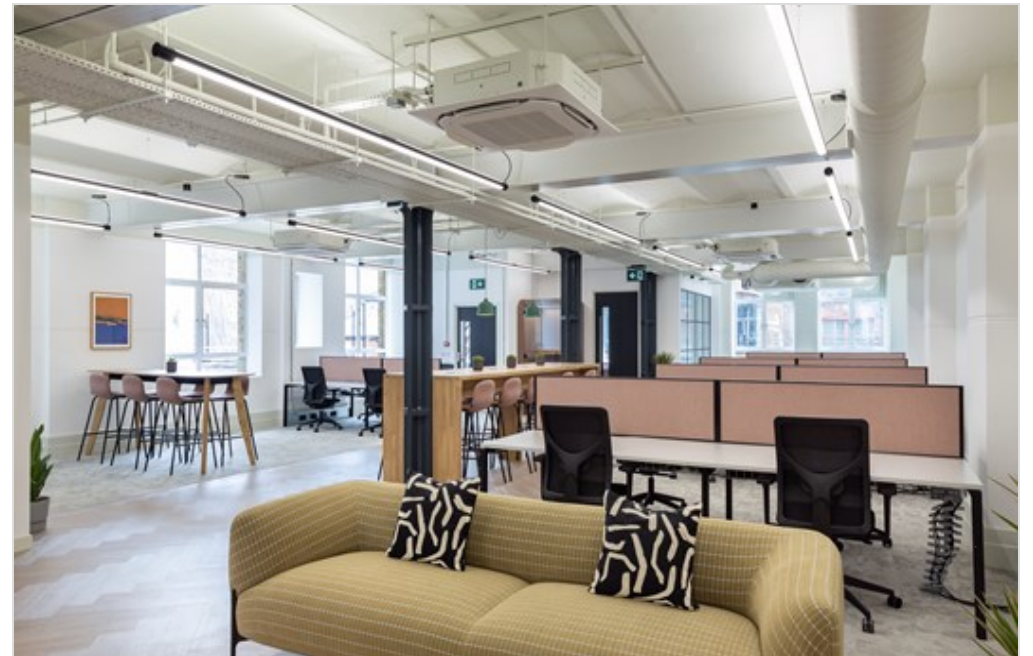
Towel service

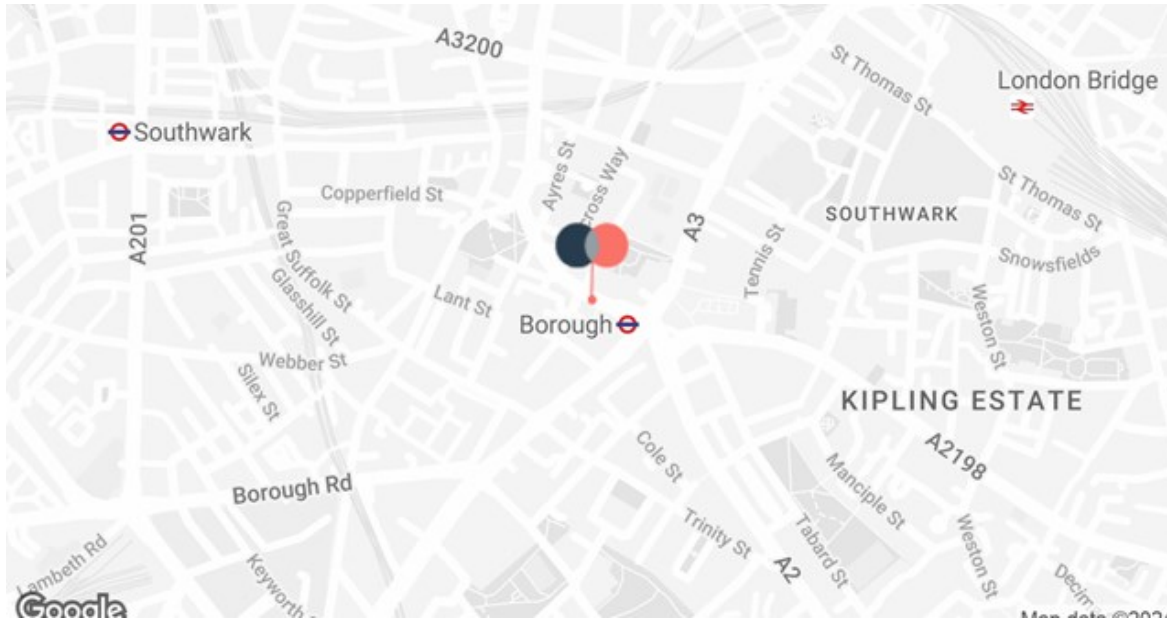
EPC A (1st floor), EPC B (2nd floor)

Active Score Rating Targeting Gold

Pet friendly

High quality finishes throughout





Location

9 Marshalsea Road is prominently located on the southern side of Marshalsea Road, just to the west of the junction with Borough High Street and within 100m of Borough Underground station (Northern line). The redeveloped London Bridge station is also within a short walk and the property is close to the popular Borough Market and the various attractions of the Bankside locality.

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Further Information

New lease available directly from the Landlord

Rent
£72.50 per sq ft

Service Charge
£11 per sq ft

Rates
£18.70 per sq ft

EPC
A Rating (1st floor), B Rating
(Ground floor)

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