

USP.

Sea Containers
22 Upper Ground
London SE1 9PD

Fitted Offices To Let

6,412 - 37,512 SQ FT

Immediately

usp.london

020 3757 7777





Description

Plug and Play space near Waterloo

22 Sea Containers, Upper Ground forms part of the iconic Sea Containers development. Positioned on the South West elevation of the property the property benefits from unrivalled views towards the River and Waterloo.

Originally constructed in 2013, this contemporary office building provides exceptional office space moments from Blackfriars and Waterloo mainline stations. The floors are undergoing refurbishment to provide fully fitted & furnished accommodation and can be taken on a conventional lease basis for a term of 3 years. Alternatively we can provide a fully managed offering for a total cost of £175 per sq ft.



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Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
8th	Under Offer	6,412		£65.00	
7th	Available	7,814		£65.00	
6th	Available	7,721		£65.00	
5th	Available	7,811		£65.00	
4th	Available	7,754		£65.00	
3rd	Coming Soon	7,797		POA	
2nd	Coming Soon	7,776		POA	
1st	Coming Soon	7,741		POA	
TOTAL		60,826			

Amenities

Commissionaire

Fully fitted & furnished

Air conditioned

Demised WC's

Secure bicycle parking

Excellent natural light

Access to meeting rooms, screening rooms, lounge space by arrangement

4 x lifts

LED lighting

Raised floor (wood finished)

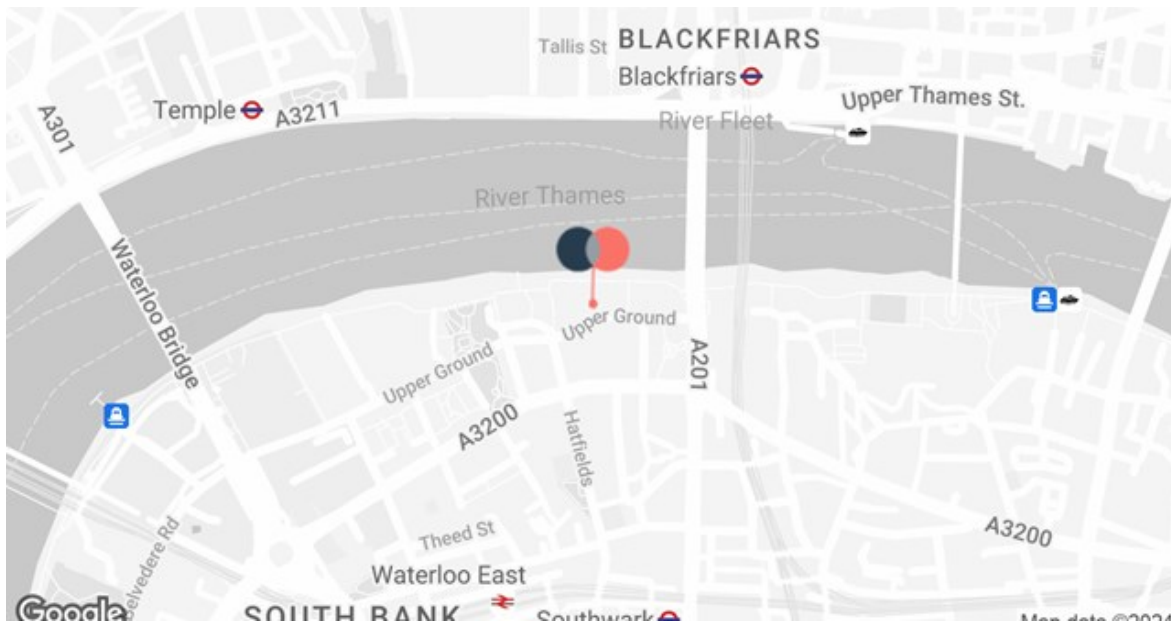
Shower facilities

River views

Roof terrace (8th floor)

Management option available (£175 per sq ft)





Location

Prominently positioned on the cross roads of Upper Ground and Barge House Street/ Hatfields Street close to Bernie Spain Gardens. This unique position provides unrivalled views over the Waterloo area and exceptional access to both Waterloo and Blackfriars mainline/underground stations.

In addition the river walk and North Bank are moments away allowing one to stretch their legs whilst enjoying London's iconic views. There is also an abundance of local amenities such as Borough Market, Flat Iron Square, Gabriel's Wharf, Southwark Street and the South Bank all within a comfortable 10 minutes walk.

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Further Information

New lease is available direct from the landlord

Rent

£65 per sq ft

Service Charge

£18.00 per sq ft

Rates

£25.00 (guide) per sq ft

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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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