

USP.

Office 2, The Boulevard
34 Ufford Street
London SE1 8QD

**New Grade A Office To Let
Within 5 Minutes Walk Of
Waterloo Station**

2,934 SQ FT

usp.london

020 3757 7777





Description

New Grade A Office To Let Within 5 Minutes Walk Of Waterloo Station

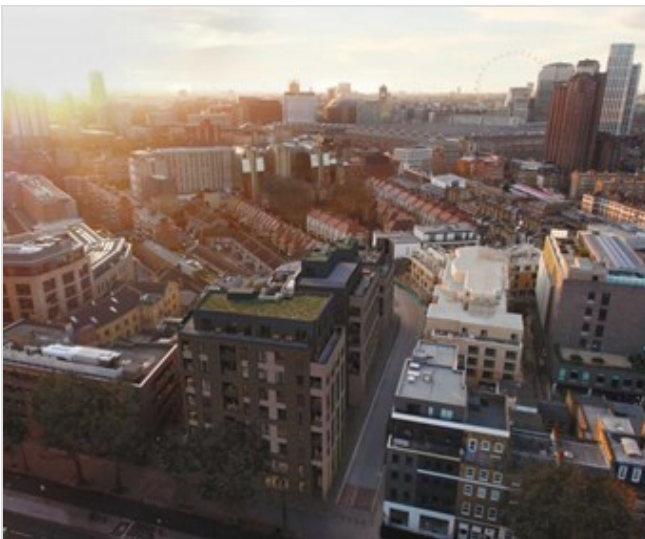
The Boulevard in a prominent new development situated within 5 minutes' walk of Waterloo Station.

Office 2 occupies the 1st Floor with an entrance off Ufford Street. The office has extensive frontage onto Blackfriars Road and excellent natural light from large glazing that goes to floor level.

The office has its own WCs, air-conditioning, raised floor and suspended LED lighting. The ceiling height is excellent at approximately 3 metres.

The office is presented in Category A specification allowing for a occupier to fit out to their own requirements. ALTERNATIVELY THE LANDLORD IS WILLING TO PROVIDE THE OFFICE FULLY FITTED AND FURNISHED ON AND TERMS AND SPECIFICATION BY AGREEMENT.

There is an adjacent unit of 5,677 sq ft that could be incorporated with Office 2 to provide a single office of 8,611 sq ft.



Office 2, The Boulevard, 34 Ufford Street, London, SE1 8QD



Office 2, The Boulevard, 34 Ufford Street, London, SE1 8QD

Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
Office 2	Available	2,934	£57.50	
Office 1	Available	5,677	£65.00	
TOTAL		8,611		

Amenities

New Build

Air-conditioning

Own WC's

Raised Floor

Secure cycle storage

Prominent frontage to Blackfriars Road

LED Lighting

Floor to ceiling windows

Excellent ceiling height (3 metres)



Office 2, The Boulevard, 34 Ufford Street, London, SE1 8QD

USP.



Location

The property benefits from outstanding transport links. Waterloo Station is approximately 5 minutes' walk away and provides mainline services as well as Underground services via Northern, Bakerloo, Jubilee and Waterloo & City lines.

Southwark Underground station (Jubilee Line) is approximately 3 minutes' walk from The Boulevard.

There is an excellent range of amenity in the area including various restaurants, cafes and bars on The Cut.

Office 2, The Boulevard, 34 Ufford Street, London, SE1 8QD

Further Information

New lease for term by arrangement

Rent	Service Charge
£57.50 per sq ft pr annum	£1.07 per sq ft per annum

Rates	EPC
c. £22 per sq ft payable per annum	B (37)

Ben Fisher
USP London
07810 676168
ben@usp.london

Rupert Cowling
USP London
07736 880317
rupert@usp.london

Max Humphreys
USP London
07718 484284
max@usp.london

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 22/03/2024