

# USP.

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

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

**2,892 SQ FT**

usp.london  
020 3757 7777



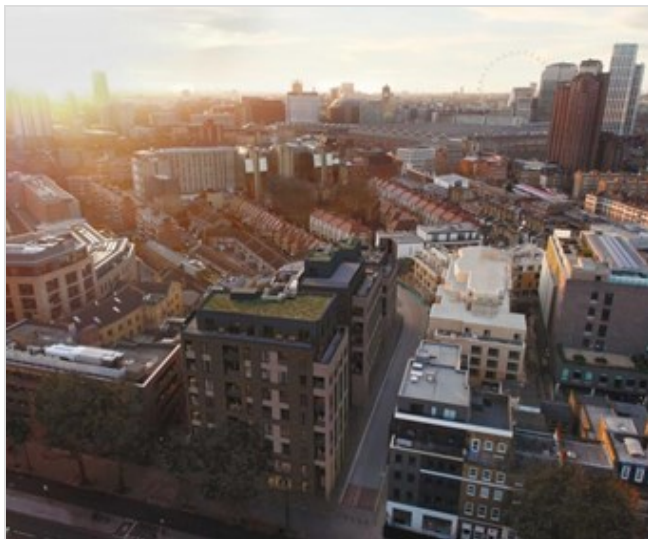


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## Description

### 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 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 8,575 sq ft.



Office 2, The Boulevard, 32 Ufford Street, London, SE1 8QD



Office 2, The Boulevard, 32 Ufford  
Street, London, SE1 8QD

## Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Office 2	Available	2,892		£57.50	
Office 1	Available	5,677		£65.00	
<b>TOTAL</b>		<b>8,569</b>			

## Amenities

New Build

Air-conditioning

Own WC's

Raised Floor

Secure cycle storage

Prominent frontage to Blackfriars Road

LED Lighting

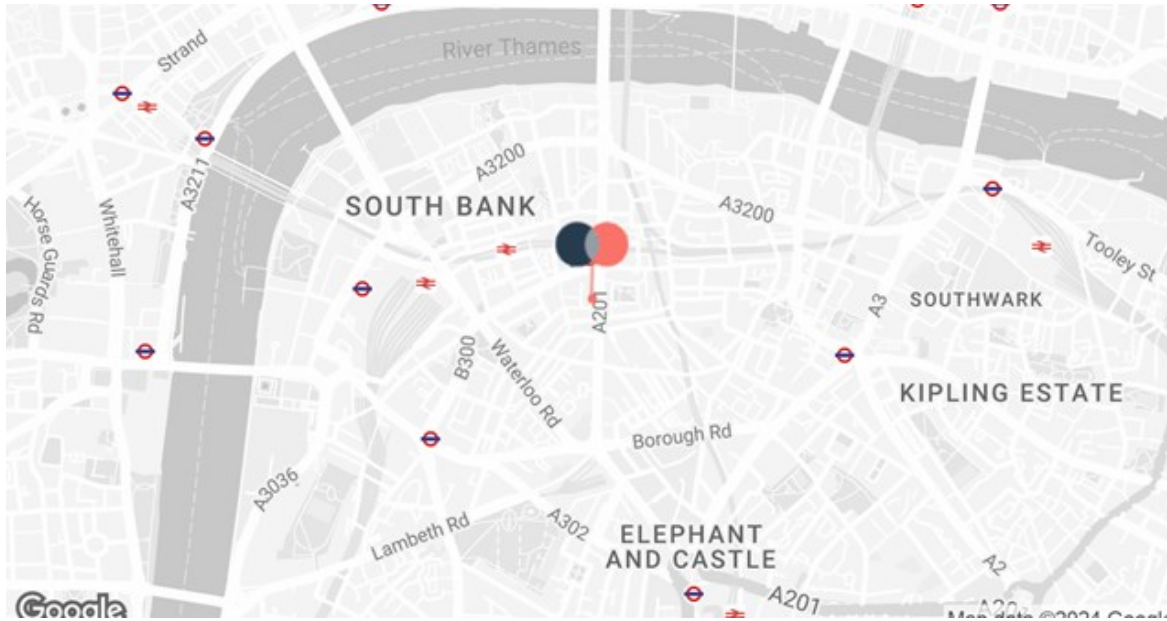
Floor to ceiling windows

Excellent ceiling height (3 metres)



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## 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.

## Further Information

New lease for term by arrangement

### Rent

£57.50 per sq ft pr annum

### Service Charge

£2.58 per sq ft per annum current budget

### Rates

c. £22 per sq ft payable per annum

### EPC

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