



# USP.

17 Hatfields  
London SE1 8DJ

**NEWLY REFURBISHED  
WAREHOUSE STYLE OFFICE  
ACCOMMODATION TO LET**

**6,475 - 35,480 SQ FT**

March 2024 - Available as CAT  
A or Fully Fitted

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

020 3757 7777



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## Description

### Newly Refurbished Warehouse Style Office Space Close to Waterloo.

17 Hatfields is a listed early Edwardian former printing building which has undergone a significant refurbishment to provide contemporary office accommodation arranged over lower ground, ground and 3 upper floors.

The building benefits excellent floor to ceiling heights with new exposed 3 pipe VRV air conditioning and new suspended LED lighting having been installed throughout.

The accommodation is available on a floor by floor basis, either as CAT A or fully fitted (as shown in the images).





CGI Image

## Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
3rd Floor	Available	7,193		POA	
1st Floor	Available	7,098		POA	
Ground Floor	Available	6,851		POA	
2nd Floor	Available	7,140		POA	
Lower Ground Floor	Available	7,198		POA	
<b>TOTAL</b>		<b>35,480</b>			

## Amenities

Exposed concrete finishes

New LED lighting

2 passenger lifts

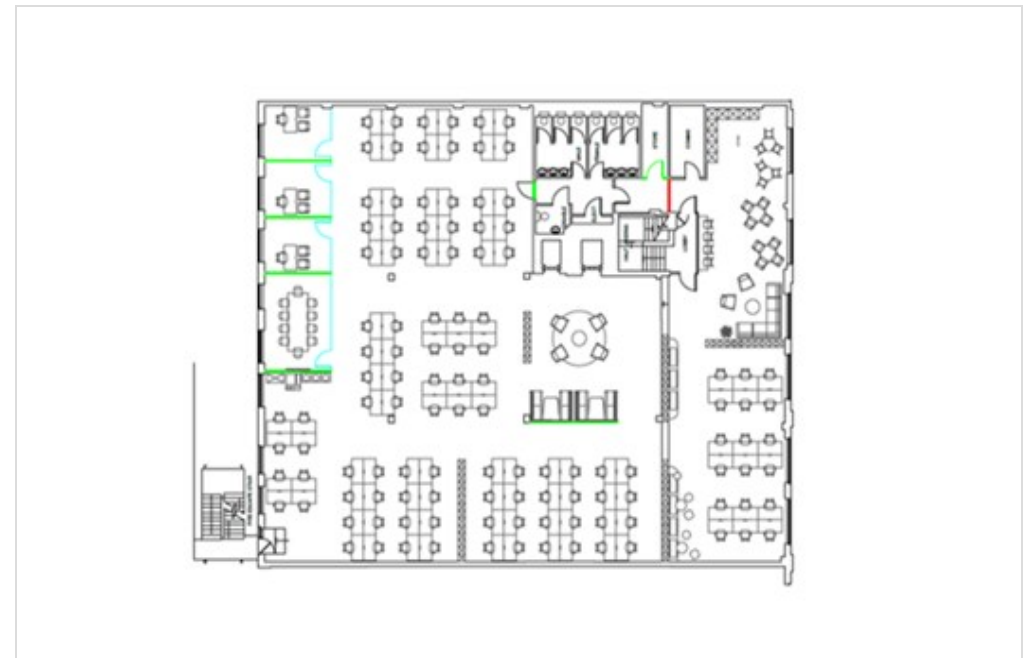
New bike and shower facilities

Exposed M&E services

Raised floors

Excellent floor to ceiling heights

Ability to include up to 108 desk partitions





## Location

The property is extremely well located in the heart of the Southbank within close proximity to Blackfriars (5 minutes walk) and Waterloo main line and underground Stations (7 minutes walk). Southwark Underground Station (Jubilee Line) is less than a 5 minute walk and London Bridge Station is also within walking distance.

There are a large number of cafes, restaurants and eateries within a short walk including some fronting onto the River Thames.

17 Hatfields, London, SE1 8DJ

## Further Information

By Arrangement.

Rent

£55.00 psf.

Service Charge

£12.50 psf.

Rates

£20.00 psf.

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