

# USP.

Great Suffolk Yard  
127 - 131 Great Suffolk  
Street  
London SE1 1PP

**OFFICES TO RENT**

**1,178 - 22,454 SQ FT**

[www.greatsuffolkyard.co.uk](http://www.greatsuffolkyard.co.uk)

usp.london

020 3757 7777







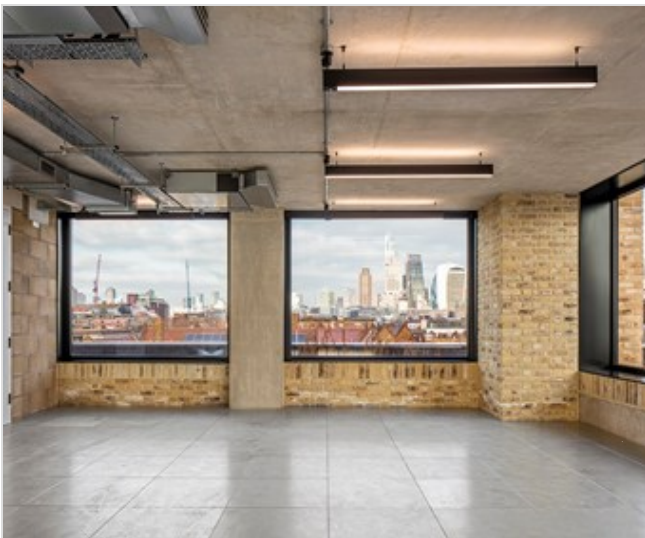
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## Description

### NEW BUILD AND REFURBISHED OFFICES TO LET

Great Suffolk Yard offers stunning offices, in a mix of new build and refurbished properties around a central private courtyard.

The property has been thoughtfully designed for today's discerning workforce and offers 57,316 sq ft of new creative office space across six floors, with a private courtyard and multiple terraces.



Great Suffolk Yard, 127 - 131 Great Suffolk Street, London, SE1 1PP



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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
5th	Available	1,178	POA
4th (Engineering)	Under Offer	4,491	£67.50
4th (Works)	Available	2,925	£67.50
3rd (Works)	Available	3,994	£67.50
1st (Engineering)	Available	8,413	£62.50
Ground (Works)	Available	5,944	£59.50
1st (Works)	Under Offer	5,944	£59.50
<b>TOTAL</b>		<b>32,889</b>	

## Amenities

Part new and part sensitive restoration of former warehouse buildings

Private roof terraces (3rd and 4th floors)

Secure cycle parking for 120 bicycles, showers & locker facilities

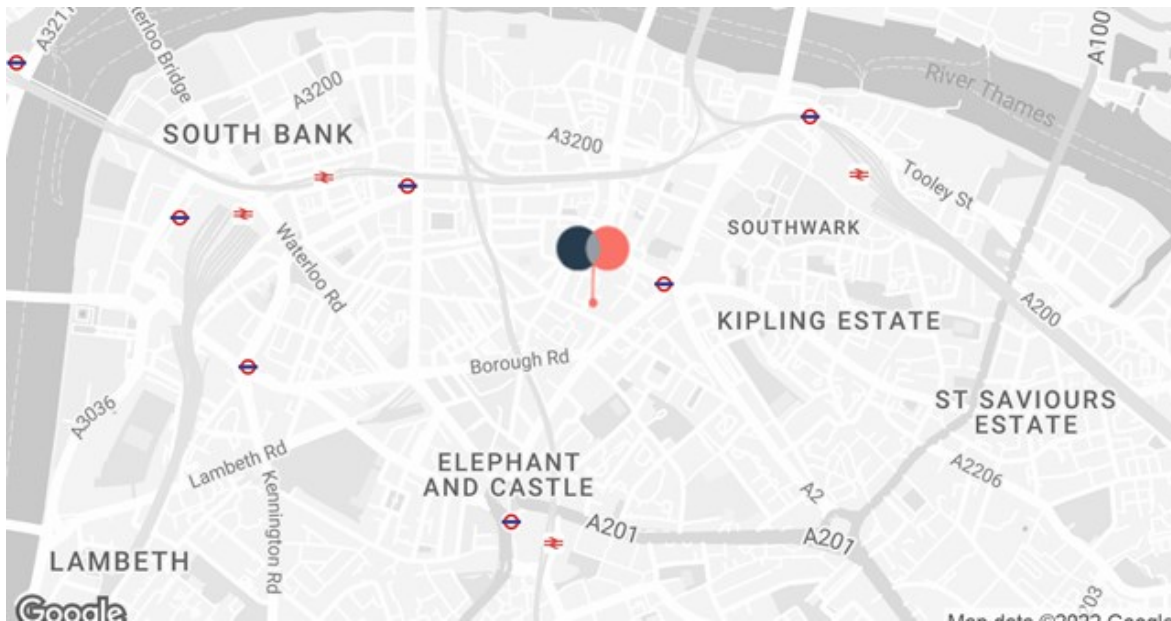
BREEAM "Excellent"

Cobbled private courtyard

Exposed finishes including concrete ceilings with exposed air conditioning

Fibre connectivity





## Location

Borough, SE1 is a thriving, vibrant destination that embodies Central London at its best. A go-to for food and drink and some of London's best theatres and galleries. Everything on the doorstep to entertain and indulge employees and clients alike.

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## Further Information

New lease(s) available direct from the landlord.

### Rent

£59.50 - £67.50 psf

### Service Charge

£7.35 psf

### Rates

TBC

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