

USP.

79 Weston Street
London SE1 3RS

**ATTRACTIVE OFFICES TO
LET ON FLEXIBLE LEASES**

1,030 SQ FT

usp.london
020 3757 7777





Description

TWO MINUTES' WALK FROM LONDON BRIDGE STATION

This former warehouse property is situated in an attractive private gated courtyard off Weston Street, two minute's walk from London Bridge station.

The property comprises an attractive self-contained building over ground and two upper floors, offering an occupier their "own front door". It is available to rent either as a whole or in individual floors. There is also an outdoor seating area in the courtyard, adjacent to the building.

The floors have high ceilings and excellent natural light from large windows on all elevations. The 1st and 2nd floors each have a small meeting room. The ground floor has two larger meeting rooms as well as open plan office space. This layout can be altered by arrangement.





79 Weston Street, London, SE1 3RS

Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
2nd Floor	Available	1,030	£45.00
1st Floor	Under Offer	1,030	POA
Ground Floor	Under Offer	1,030	POA
TOTAL		3,090	

Amenities

Private gated courtyard

External seating area

Kitchenette on each floor

Large windows

Meeting room(s) on each floor

Self-contained with own front door (or available in floors)

Timber floors

WCs on each floor

High ceilings

Central heating





Location

79 Weston Street benefits from outstanding transport connections being situated approximately two minutes' walk from London Bridge station. London Bridge provides mainline services as well as Jubilee and Northern Underground lines.

There is a superb selection of restaurants, cafes and bars in this locality including at Borough Market, Vinegar Yard and Bermondsey Street, all within 5 minutes walk.

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Further Information

New lease available on flexible terms by arrangement

Rent

£45 per sq ft p.a.

Service Charge

c.£5 per sq ft p.a.

Rates

£16.74 per sq ft p.a.

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