

USP.

1 The Circle
Queen Elizabeth Street
London SE1 2JE

OFFICE TO RENT

809 SQ FT

usp.london

020 3757 7777



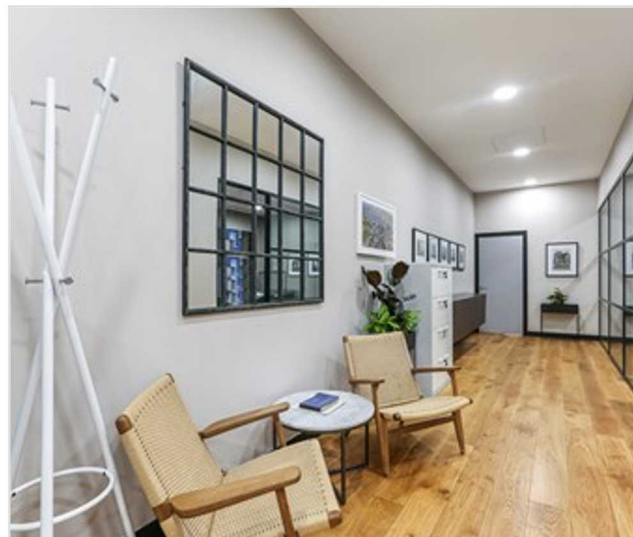


Description

Self-Contained office to let/for sale

The available space comprises fully self-contained offices arranged over ground and mezzanine levels. The property was extensively refurbished approximately 4 years ago.

This office benefits from a high quality meeting room in situ. The specification includes timber floors, 2 WCs, kitchen, LED lighting and air-conditioning. Large windows provide excellent natural light. Secure bike storage is available within the development and parking can also be offered via separate arrangement.





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Accomodation

Floor	Availability	Area (sq ft)	Rent (pa)
Ground	Available	809	£40,000.00
TOTAL		809	

Amenities

Self-contained office

Meeting room

WCs

Air-conditioning

Secure bike storage

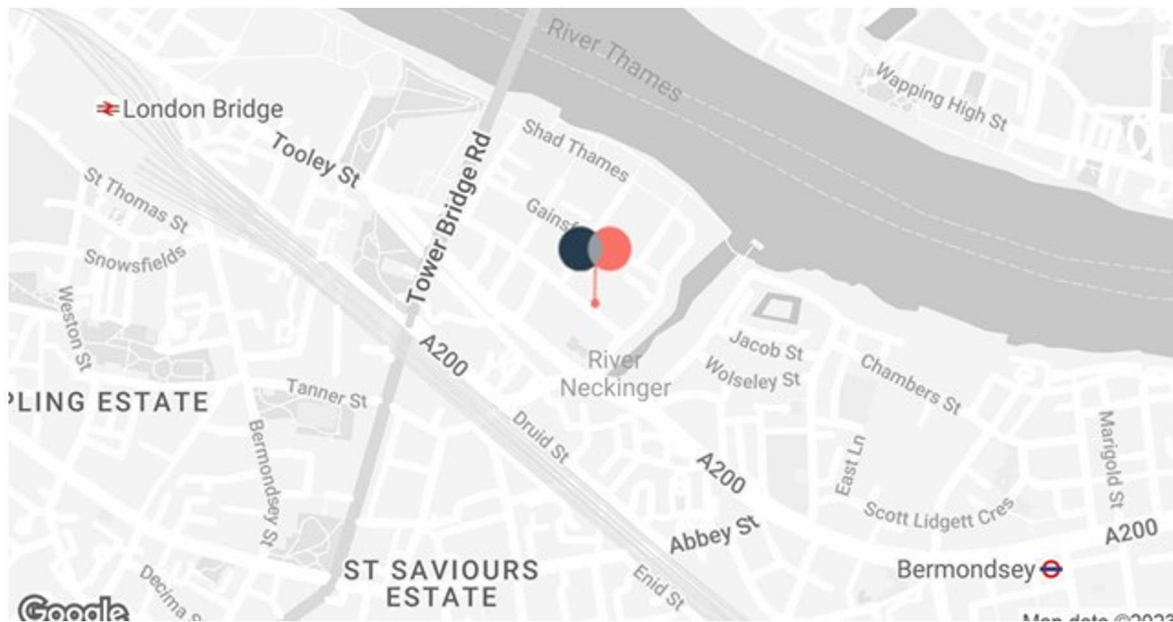
Own front door

Kitchen

Timber Floor

Parking available via separate arrangement





Location

The Circle is located in Butlers Wharf, an attractive district of the South Bank that is adjacent to the River Thames and immediately east of Tower Bridge. There is an excellent and diverse range of restaurants, cafes and bars to suit all occasions.

London Bridge station is located within a 10 minute walk offering excellent transport links via the Jubilee and Northern Lines and also National Rail.

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Further Information

A new lease is available direct from the Landlord for a term by arrangement. Also available for sale by way of a new 999 year long leasehold.

Rent
£40,000.00 pa

Service Charge
£4.50 psf

Rates
£16.35 per sq ft

Rupert Cowling
USP London
07736 880317
rupert@usp.london

Luke Austerberry
USP London
07921 406291
luke@usp.london

Joel Dela Cruz
Kalmars Commercial

joeldc@kalmars.com

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