

# USP.

Harling House  
47-51 Great Suffolk Street  
London SE1 0BS

**REFURBISHED FORMER  
WAREHOUSE IN THE HEART  
OF SOUTHWARK**

**3,585 SQ FT**

usp.london  
020 3757 7777







---

## Description

### REFURBISHED FORMER WAREHOUSE IN THE HEART OF SOUTHWARK

Harling House is a former warehouse in the heart of South Bank, with a commanding position at the junction of Union Street and Great Suffolk Street, featuring Gordon Ramsey's Bread Street Kitchen on the ground floor.

The Fourth Floor South office has been newly refurbished and offers excellent quality offices while retaining industrial features reflecting the building's historic use. The office has its own WCs and shower. A high quality kitchen has been installed.

The office is presented in open plan layout but can be offered fully fitted and furnished by arrangement.

The ground floor reception area has been refurbished and offers an attractive and stylish arrival to the building, with receptionist.

The office is available to let on conventional lease terms but alternatively can also be offered as a fully managed option. Further details upon request.







Harling House, 47-51 Great Suffolk  
Street, London, SE1 0BS

## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
4th Floor South	Available	3,585	£57.00
<b>TOTAL</b>		<b>3,585</b>	

## Amenities

Newly refurbished to high standard

High ceiling

Own WCs and shower

Air-Cooling

Secure bike racks

Opportunity to take fully fitted

Timber floor

Kitchen

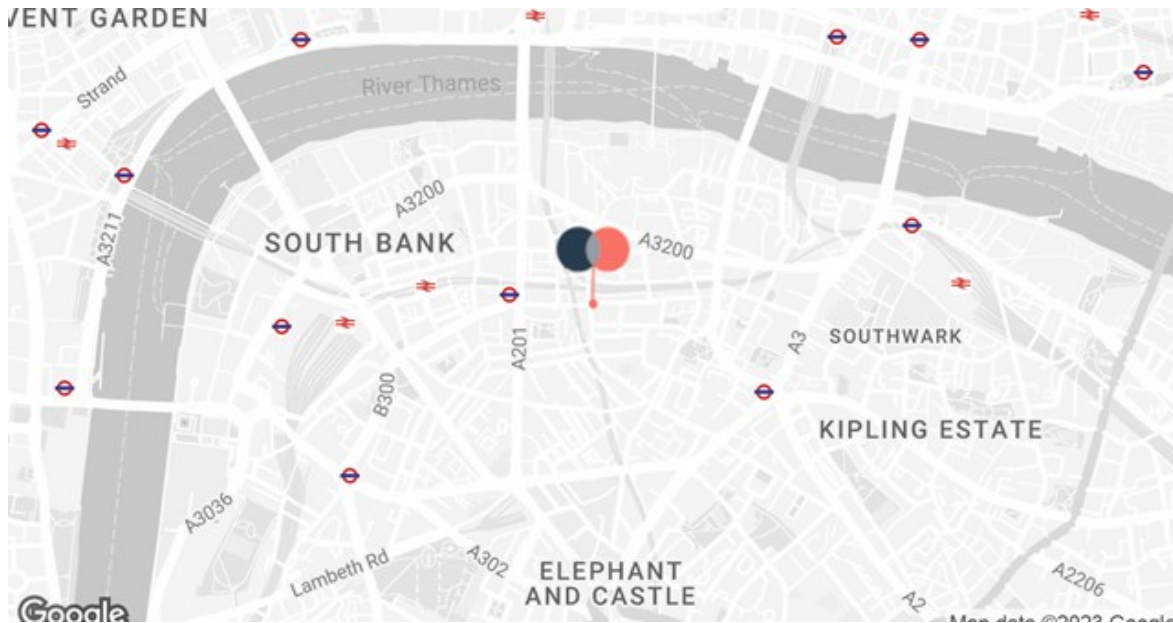
Suspended LED lighting

Refurbished reception

2 lifts



Example Layout



## Location

Harling House is located within three minutes walk of Southwark underground (Jubilee Line) and ten minutes from Waterloo, London Bridge and Blackfriars stations.

The building is in the heart of London's thriving South Bank district, offering a wide variety of local amenities from bars, restaurants, coffee shops, galleries and London's famous Borough Market.

Harling House, 47-51 Great Suffolk Street, London, SE1 OBS

## Further Information

New lease available direct from the landlord.

### Rent

£57.00 per sq ft per annum

### Service Charge

£8.92 per sq ft per annum

### Rates

£19.59 per sq ft per annum payable

Rupert Cowling

USP London

07736 880317

rupert@usp.london

Luke Austerberry

USP London

07921 406291

luke@usp.london

Max Humphreys

USP London

07718 484284

max@usp.london

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 15/01/2024