

USP.

Southwark Studios
93 Southwark Street
London SE1 0JE

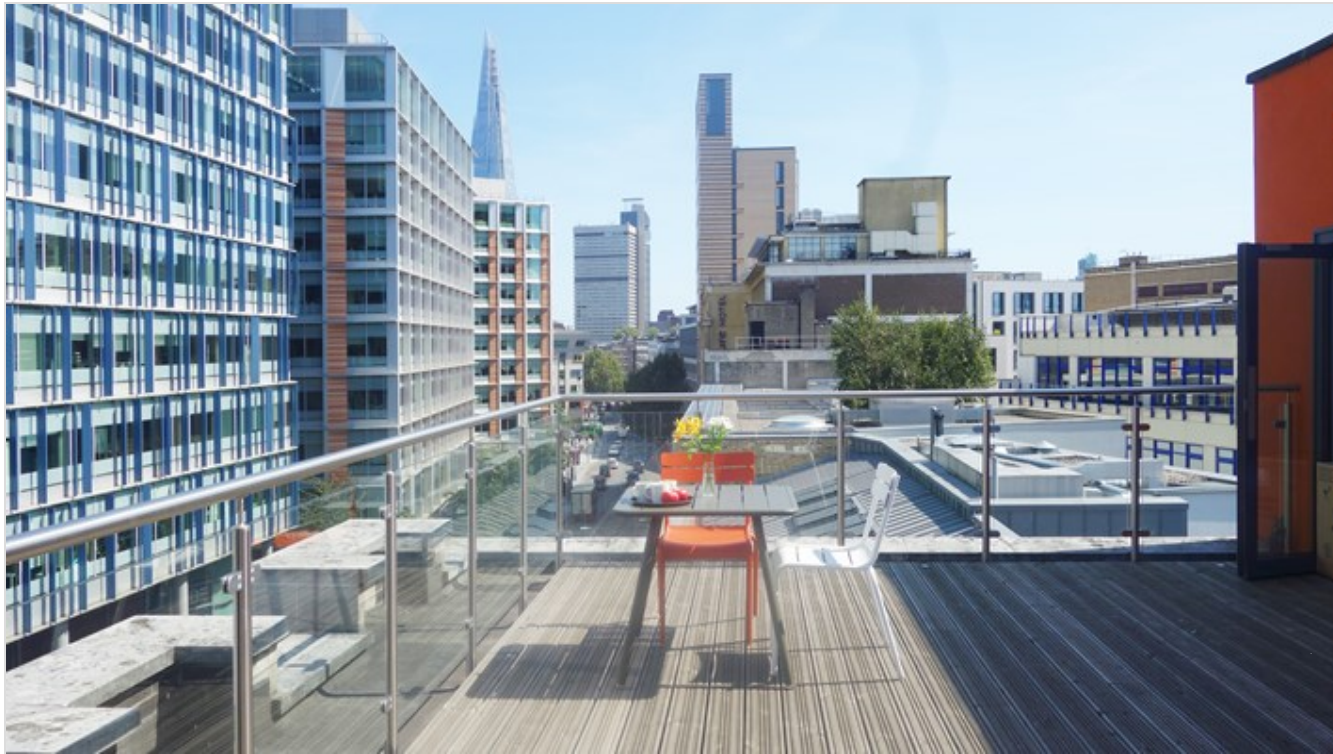
**Fully Fitted Offices Available
To Let in Prime SE1 Location**

1,494 - 3,453 SQ FT

usp.london

020 3757 7777





Description

Fully fitted offices available on flexible terms

93 Southwark Street is situated in a prime SE1 location immediately opposite The Blue Finn Building.

The building offers stylish and well specified offices with contemporary design and finishes.

The Ground Floor office is fully furnished with 22 desks currently in situ. These can be fully or partly removed should a tenant wish.. The office has a very generous ceiling height and excellent natural light. Large windows fronting Southwark Street gives the opportunity for excellent brand visibility or showroom style use.

The Lower Ground Floor is offered open plan unfurnished. This floor has natural light to the rear and offers very low cost offices in a central South Bank location. The floor could also be suitably for ancillary use to the ground floor as meetings rooms, break out space etc.

Tenants will have access to an attractive communal terrace on the 5th floor. Tenants will also benefit from a selection of meeting rooms available to hire. In addition there are bike racks available.



Southwark Studios, 93 Southwark Street, London, SE1 OJE



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground	Available	1,494	£57.50
Lower Ground	Available	1,959	£25.00
TOTAL		3,453	

Amenities

Available fully furnished (Ground Floor) or unfurnished

Meeting rooms available to hire

Air-conditioning

Lift

Suspended lighting

Bike racks

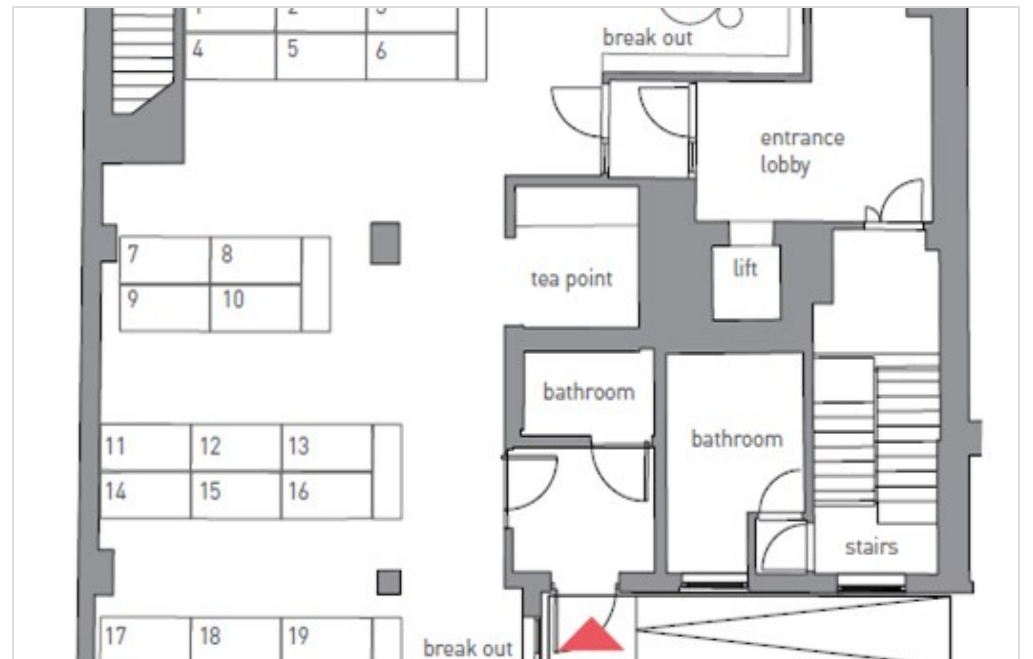
Communal roof terrace

Use of landlord's reception facility

Raised Floors

Kitchen on each floor

High ceiling (Ground Floor)





Location

The property is very well located directly opposite The Blue Fin Building and adjacent to Tate Modern.

Waterloo and London Bridge stations are both within a short walk offering outstanding transport connections. Southwark Underground (Jubilee Line) station and Blackfriars Station (Thameslink, District and Circle Lines) less than 5 minutes walk away.

The numerous attractions of South Bank including Borough Market, Flat Iron Square, Tate Modern and the riverside are all close at hand.

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Further Information

New leases available. Can also be offered on an all-inclusive basis (further details on request).

Rent

£25 - £57.50 per sq ft

Service Charge

TBC

Rates

£7.07 psf on Lower Ground Floor & £15.87 psf on Ground Floor

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