

USP.

The Sea Building
127-131 Great Suffolk
Street
London SE1 1PP

**FULLY FITTED OFFICES TO
LET**

1,145 SQ FT

usp.london
020 3757 7777





Description

Fully fitted offices within newly refurbished former warehouse

Join the growing community of progressive, innovative organisations making Borough, SE1 the place to grow their business.

The Sea Building forms part of the stunning new Great Suffolk Yard development. The available top floor office is offered fully fitted and furnished, ready for immediate occupation. There are currently 7 work stations with room for up to 10.

The refurbishment blends a high specification suitable for a modern office occupier with industrial features of the past including good floor to ceiling heights and large windows providing excellent natural light.

All tenants within Great Suffolk Yard and The Sea Building benefit from use of the attractive courtyard.

The ground floor of The Sea Building is occupied by Volt electric bikes who operate both an up market cafe as well as sales and repairs.



The Sea Building , 127-131 Great Suffolk Street, London, SE1 1PP



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
4th Floor	Available	1,145	£52.50	

Amenities

Fully fitted and furnished

Kitchen (including fridge, dishwasher and microwave)

Private Office

Break-out area

LED lighting

Secure cycle parking + lockers

Lift

Ground Floor Cafe

EPC A

Meeting room (10 person)

6-12 desks

Private Terrace

VRF cooling

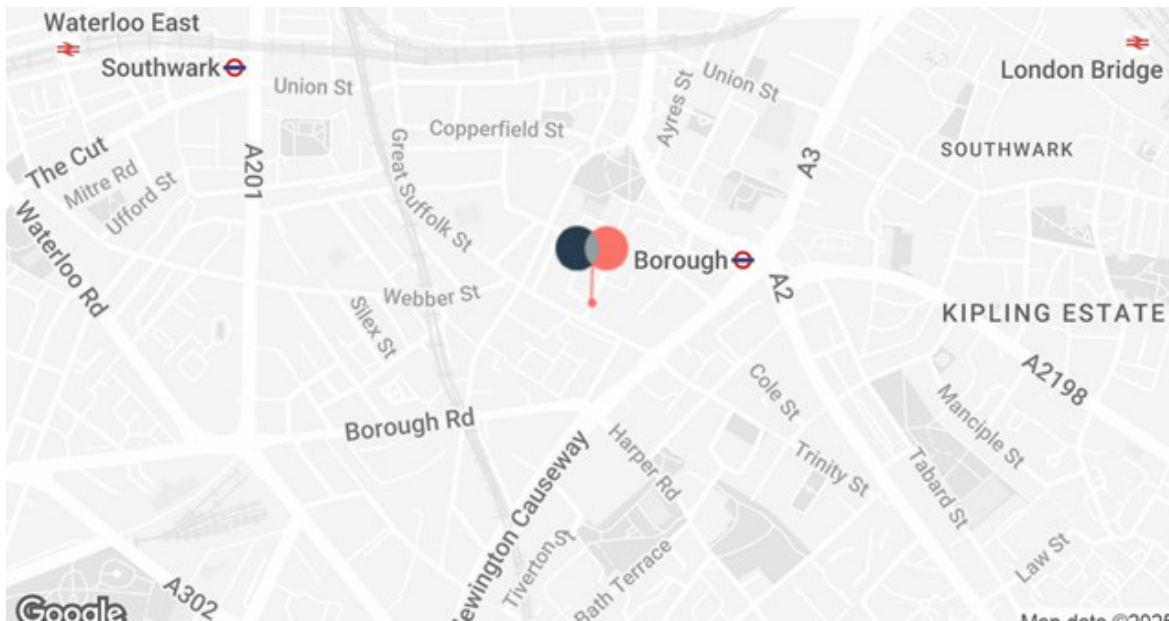
Raised Access Floor

Showers

Fibre

Private Courtyard





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.

The Sea Building is prominently situated at the junction of Great Suffolk Street and Toulmin Street. Borough Underground Station (Northern Line) is four minutes walk from the premises. London Bridge and Waterloo stations are both within walking distance.

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Further Information

A new lease for a term by arrangement.

Rent

£52.50 psf

Service Charge

£11.22 psf

Rates

£25.57 psf

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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