

USP.

Friars Yard
160 Blackfriars Road
London SE1 8EZ

OFFICES TO RENT

2,801 - 61,777 SQ FT

friarsyard.london/

usp.london

020 3757 7777





Description

2,801 to 61,777 sq ft available

Friars Yard, 160 Blackfriars Road is a prominent building in the heart of the South Bank. The property is undergoing a dramatic transformation benefiting from a new reception and communal areas, state of the art cycle and shower facilities and an exceptional new communal roof terrace offering unrivalled views over Waterloo and the wider South Bank area.



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Accommodation

Floor	Availability	Area (sq ft)
7th Floor	Available	11,729
6th Floor	Available	11,789
5th Floor	Available	11,842
4th floor	Available	11,831
3rd floor	Available	11,785

Amenities

New reception and communal areas

New communal roof terrace

Extensively refurbished floor plates

Suspended LED lighting

Demised WCs

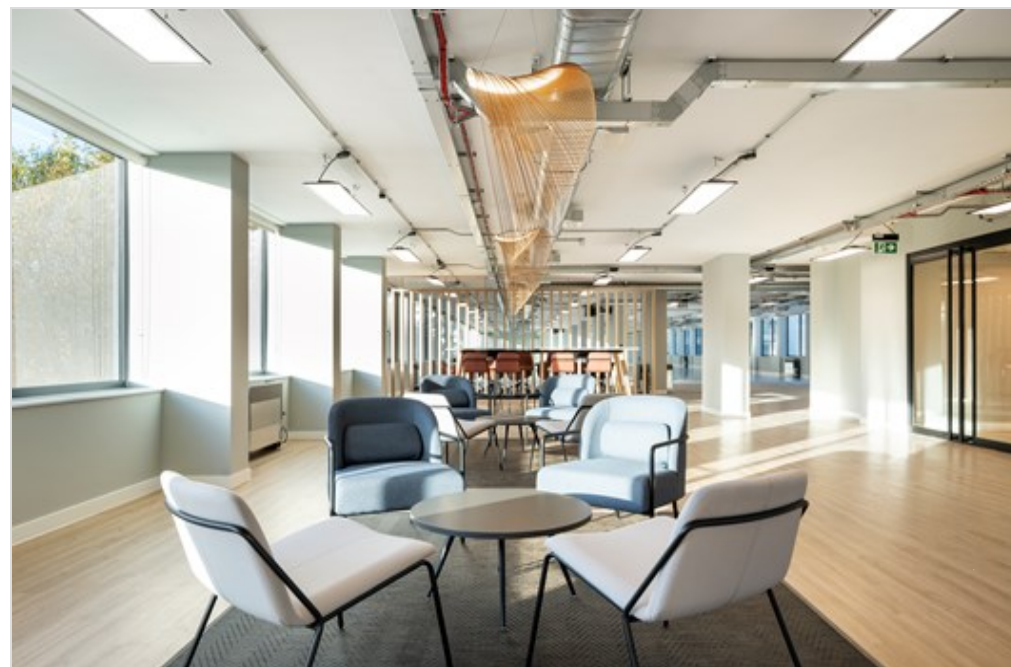
New shower and cycle facilities

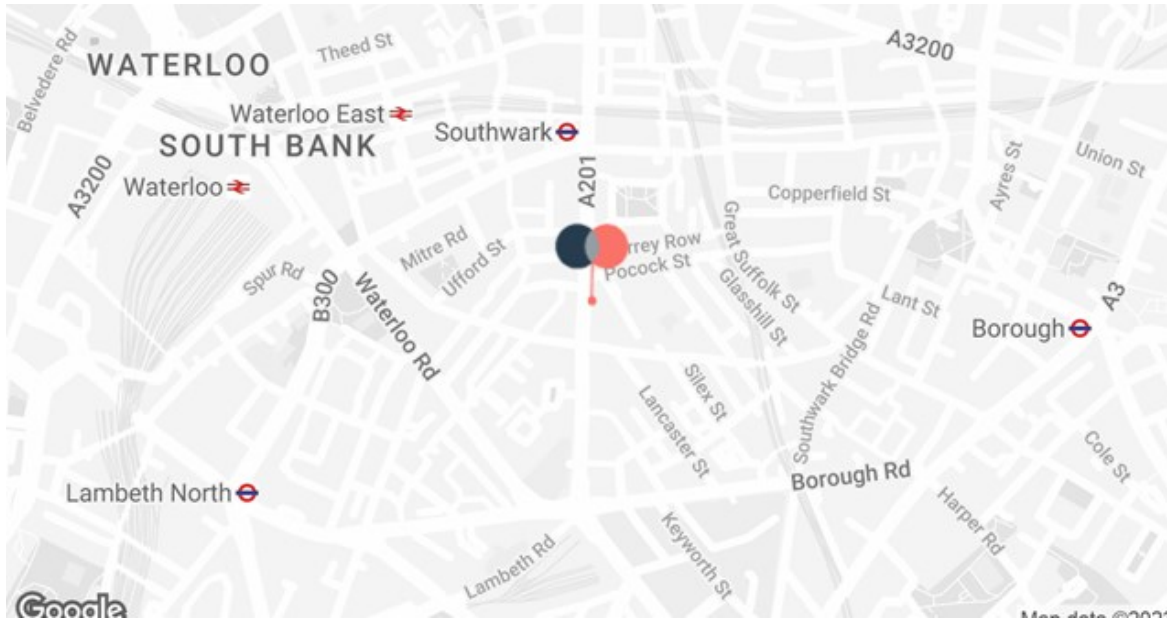
Fitted accommodation available (subject to negotiations)

Exposed a/c system

Raised floor

Excellent natural light





Location

Located within a 2 minute walk to Southwark underground station, in addition Waterloo and Blackfriars mainline stations are both within a 10 minute walk.

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Further Information

New lease(s) available for a term by arrangement

Rent

£60.00 - £65.00 per sq ft

Service Charge

£15.93 per sq ft

Rates

£20.20 per sq ft

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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

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 18/05/2026