

USP.

56 Ayres Street
London SE1 1EU

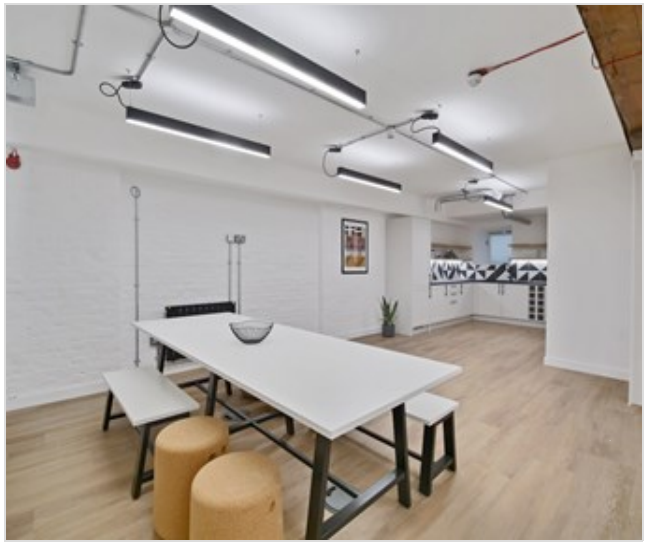
OFFICE TO RENT

2,450 SQ FT

usp.london
020 3757 7777







Description

Fully fitted warehouse office to let

Located in the heart of the South Bank, this former warehouse building offers 2,450 sq ft of fully fitted workspace.

The available 1st floor comprises of 26 desks, 2 meeting rooms, a kitchen and breakout area. Furthermore there are newly refurbished demised WC's and a shower.

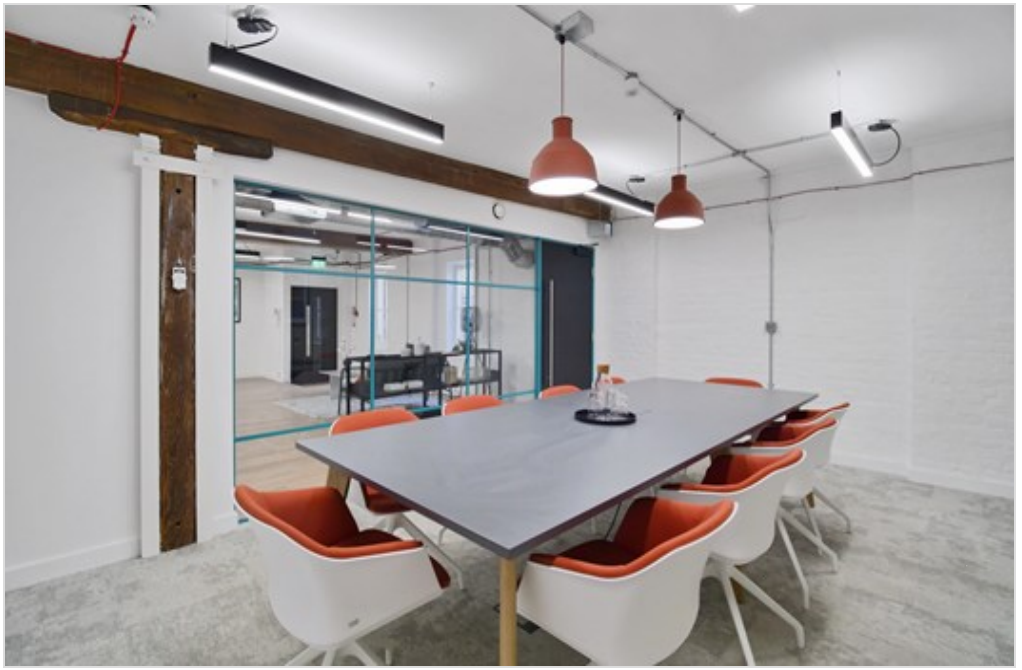


Accommodation

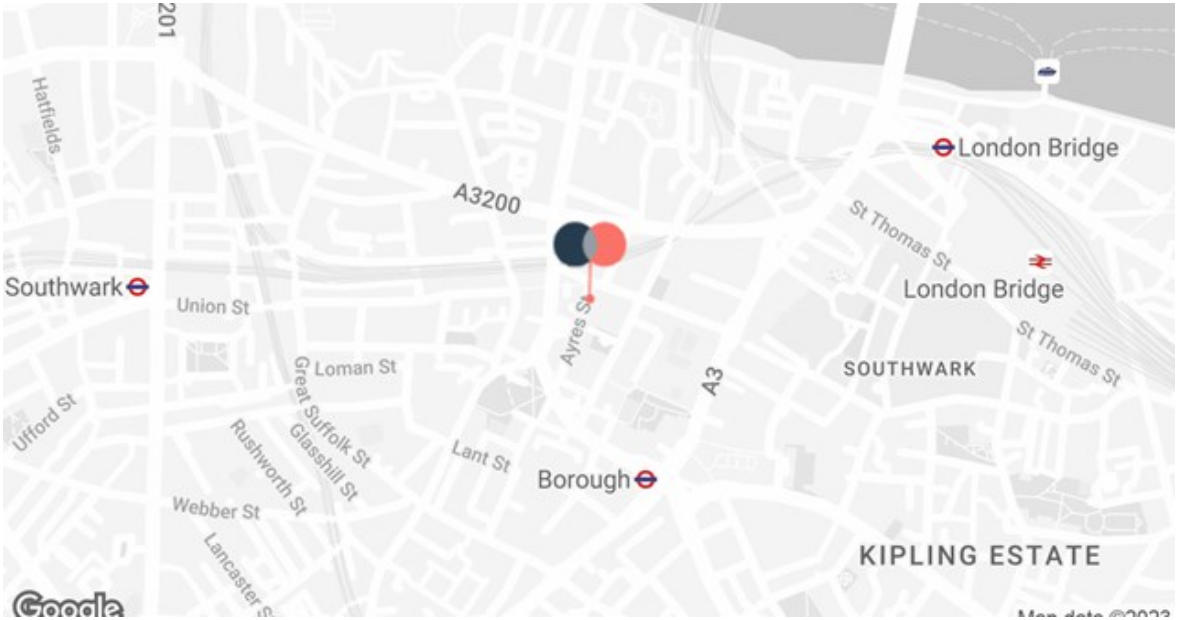
Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
1st Floor	Available	2,450		£57.50	

Amenities

Fully fitted	Warehouse style
26 desks	2 x meeting room
Kitchen	Breakout area
Demised WC's and shower	







Location

The commercial property located in SE1 1EU is situated in the vibrant and historic district of Southwark, London. The property is conveniently positioned just a short walk from London Bridge Station, approximately 0.4 miles away, which provides access to both National Rail services and the London Underground via the Jubilee and Northern lines. Additionally, Borough Station is located around 0.3 miles from the property. The area is well-served by numerous bus routes, enhancing connectivity to other parts of London.

Further Information

A new lease is available direct from the Landlord

Rent
£57.50 per sq ft

Service Charge
£9.35 per sq ft

Rates
£19.29 per sq ft

Max Humphreys
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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 29/06/2026