

USP.

165A Borough High Street,
London, SE1 1HR

**FREEHOLD FOR SALE**

**6,293 SQ FT**

usp.london
020 3757 7777

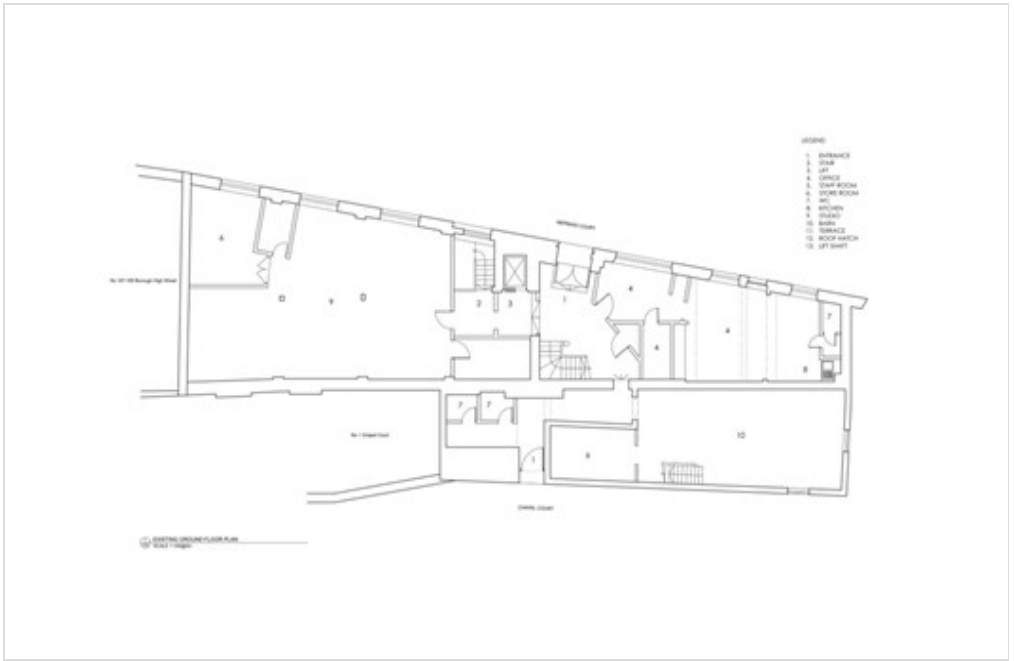
## Accommodation

| Floor | Availability | Area (sq ft) | Desks | Price | Fit Out |
|---|---|---|---|---|---|
| Third floor | Available | 1,327 | | POA | |
| Second | Available | 1,607 | | POA | |
| First | Available | 581 | | POA | |
| Ground | Available | 1,398 | | POA | |
| Basement | Available | 1,380 | | POA | |

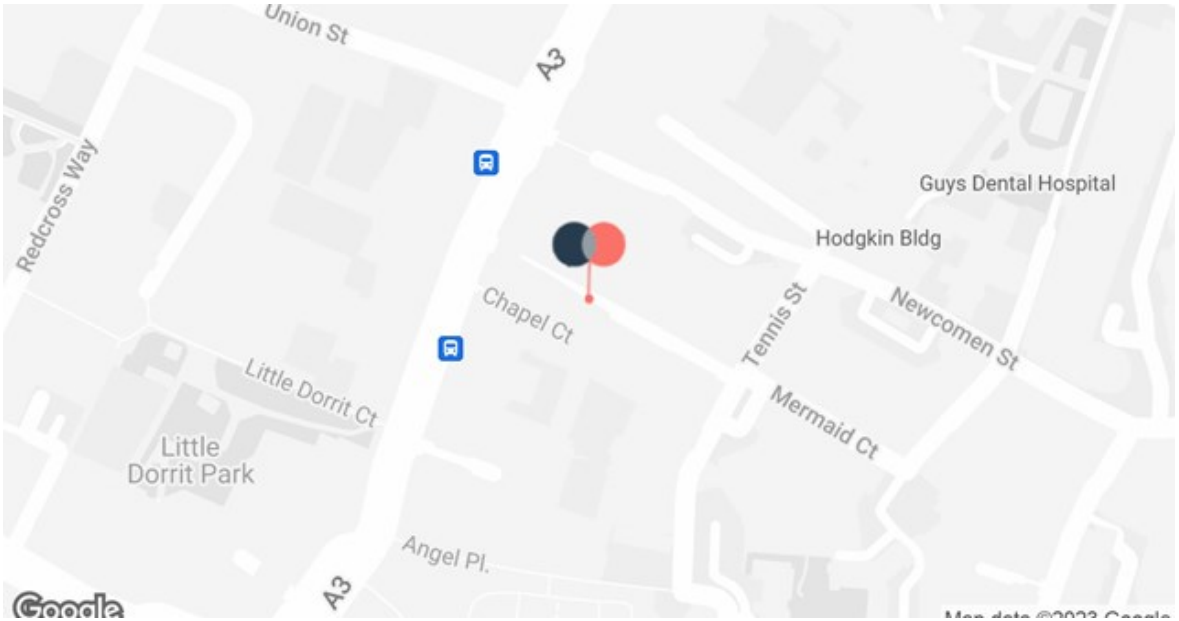
## Amenities

| | |
|---|---|
| High ceilings | Passenger Lift |
| Good natural light | Development opportunity |
| Excellent location | Close to transport links |



165A Borough High Street, London,
SE1 1HR




## Description

### Of interest to developers, owner occupiers and investors

165a Borough High Street is accessed via Mermaid Court, a short walk from London Bridge Station and also Borough tube station. The building is currently operating as an Art School but has various alternative potential uses, subject to planning. Other uses could include, residential, offices, serviced apartment or boutique hotel.

Borough Market is within a few minute's walk from the property. The property also benefits from the various amenities along Borough High Street. The location has been subject to significant regeneration over the last few years with further schemes underway on St Thomas Street and Snowsfields, close by.

The building itself benefits from high ceilings, which in some areas are double height, period features, stripped floors and a passenger lift.

## Further Information

Price
£3,500,000

Service Charge
N/A

Rates
Business rates payable are circa £16.50 psf

Mark Fisher
USP London
07899 895710
markf@usp.london

**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 23/09/2025