

# USP.

The Risborough  
17-21 Risborough Street  
London SE1 0HG

**Exceptional New Office  
Development To Let**

**1,019 - 14,410 SQ FT**

usp.london

020 3757 7777





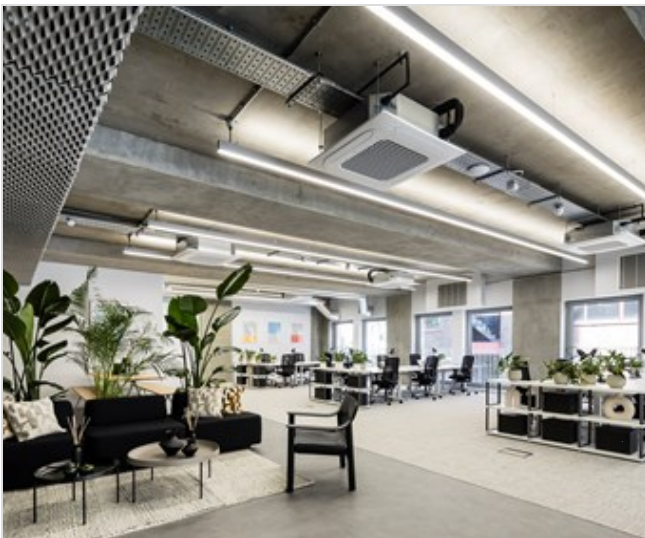
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## Description

### Offered Fully Fitted or Category A

The Risborough is a brand new top quality office building located in the heart of London's South Bank. It offers approximately 14,500 sq ft of flexible office space set across seven floors of between 1,023 - 2,325 sq ft.

The 1st, 2nd and 3rd floors have been fully fitted and furnished allowing immediate occupation and no fit out costs to a tenant. The 4th, 5th and 6th floors are presented in Category A specification allowing a tenant to fit out to their own specifications, but can also be offered fully fitted by the landlord if preferred.



The Risborough, 17-21 Risborough Street, London, SE1 0HG



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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
6th Floor	Available	1,793	£72.50	Cat A
5th Floor	Available	2,317	£70.00	Cat A
4th Floor	Available	2,323	£70.00	Cat A
3rd Floor	Available	2,323	£72.50	Fully Fitted
2nd Floor	Available	2,323	£70.00	Fully Fitted
1st Floor	Available	2,312	£67.50	Fully Fitted
Ground Floor	Available	1,019	£52.50	Cat A
<b>TOTAL</b>		<b>14,410</b>		

## Amenities

New build

Fully fitted & furnished floors available

42 Bike racks + showers

Openable windows

Private roof terrace on 6th floor

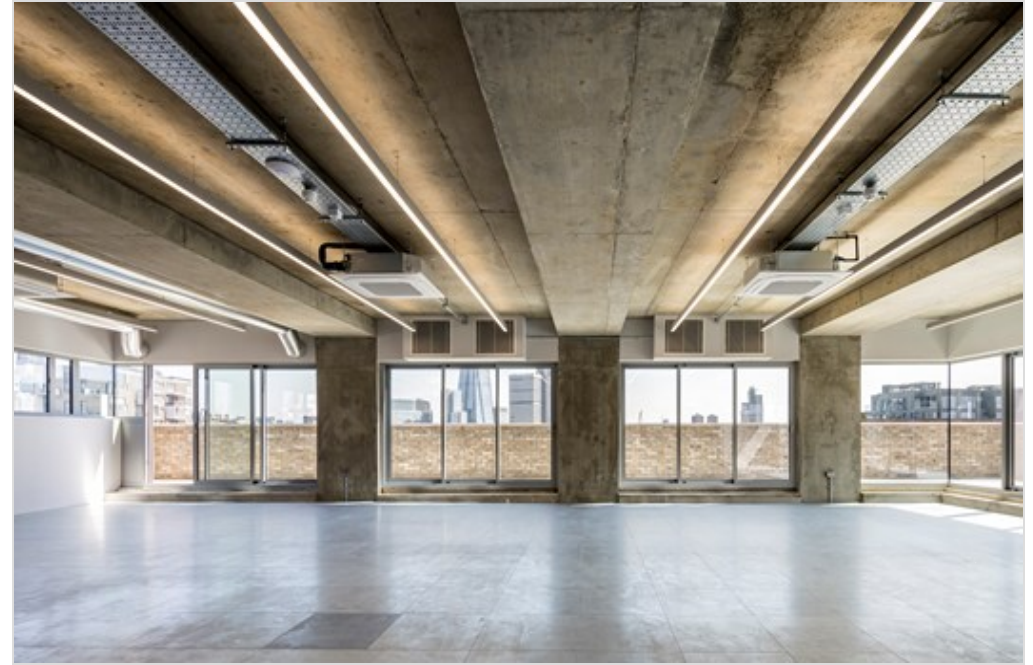
Target EPC "A" Rating

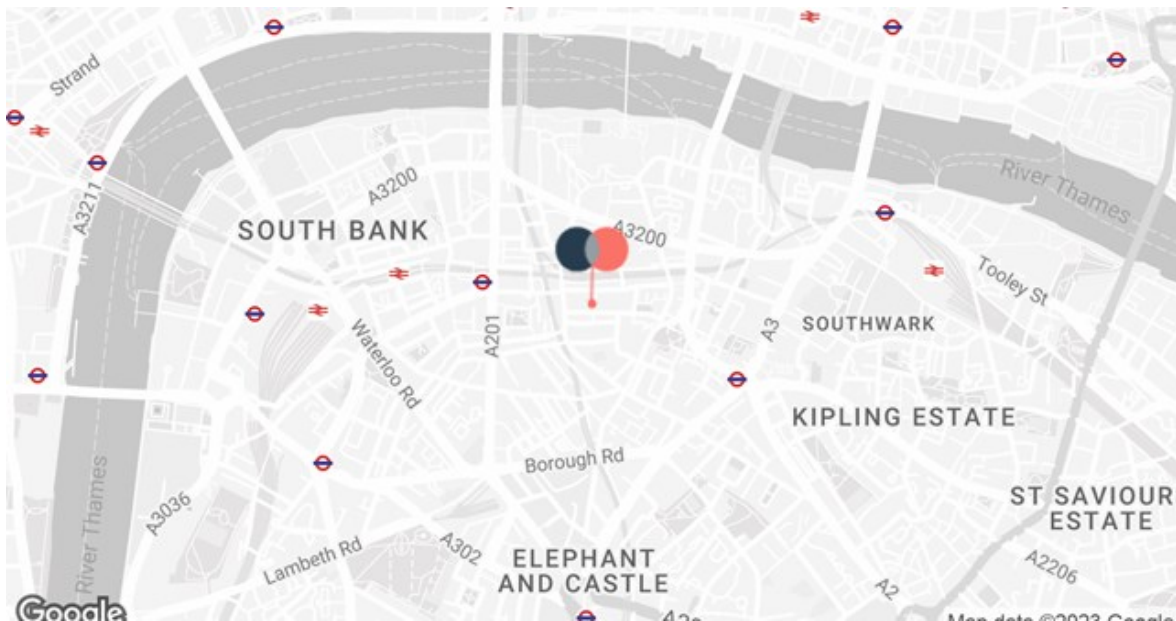
Column free floor plates

Air-conditioning

Excellent ceiling height (3.2 metres)

Pre-installed power and data





## Location

The property benefits from excellent access to multiple public transport links including Southwark Underground station (Jubilee Line), Blackfriars (Mainline and Underground) as well as Waterloo and London Bridge Mainline and Underground stations.

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## Further Information

New lease(s) available directly from the landlord.

### Rent

From £67.50 per sq ft

### Service Charge

Estimated at £10 per sq ft per annum

### Rates

Estimated at £20 per sq ft per annum payable

### EPC

A

Ben Fisher

USP London

07810 676168

ben@usp.london

Rupert Cowling

USP London

07736 880317

rupert@usp.london

Max Humphreys

USP London

07718 484284

max@usp.london

### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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 17/06/2024