

USP.

The Risborough
17-21 Risborough Street
London SE1 0HG

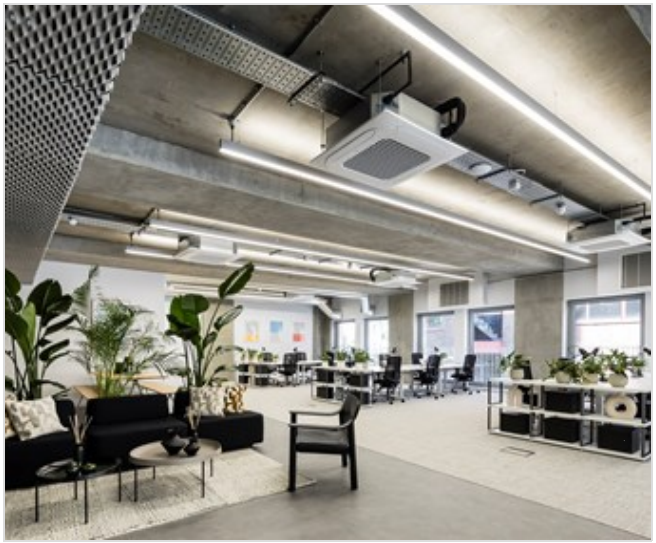
Exceptional New Office Development To Let

2,312 - 6,958 SQ FT

Available Now

www.therisborough.com
usp.london
020 3757 7777







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

Description

Fully Fitted New Offices

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 4th, 5th and 6th floors have recently been let. The 3rd Floor is Under Offer.



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
3rd Floor	Available	2,323	£65.00	Fully Fitted
2nd Floor	Available	2,323	£62.50	Fully Fitted
1st Floor	Available	2,312	£60.00	Fully Fitted

Amenities

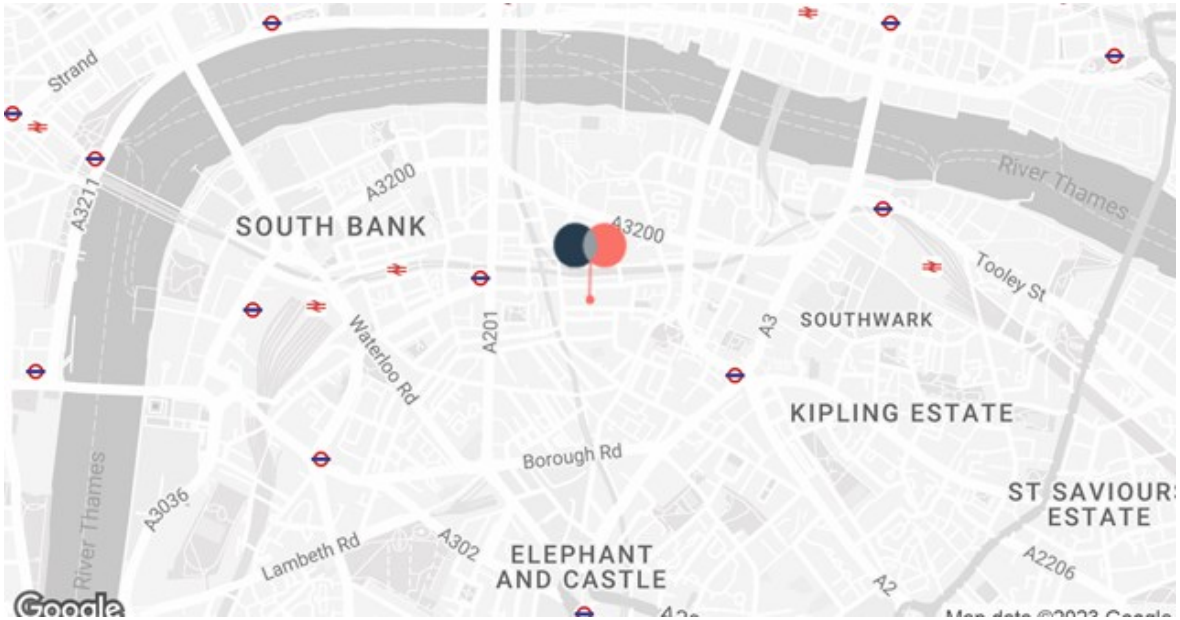
- New build
- Fully fitted & furnished floors available
- 42 Bike racks + showers
- Openable windows
- Pre-installed power and data
- EPC "A" Rating
- Column free floor plates
- Air-conditioning
- Excellent ceiling height (3.2 metres)





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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.

Further Information

New lease(s) available directly from the landlord.

Rent

From £60.00 per sq ft

Service Charge

Estimated at £10 per sq ft per annum

Rates

Estimated at £20 per sq ft per annum payable

Max Humphreys
USP London
07718 484284
max@usp.london

Rupert Cowling
USP London
07736 880317
rupert@usp.london

Ben Fisher
USP London
07810 676168
ben@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 25/08/2026