

USP.

55 Great Suffolk Street,
London, SE1 0BB

**COMPREHENSIVE OFFICE
REFURBISHMENT - 11,236 SQ
FT AVAILABLE Q2 2026**

11,236 SQ FT

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Rent ()
Fourth Mezzanine	Available	1,098	POA
Fourth	Available	2,002	POA
Third	Available	2,034	POA
Second	Available	2,034	POA
First	Available	2,034	POA
Ground	Available	2,034	POA

Amenities

Private tenant courtyard

Fantastic natural daylight throughout

New passenger lifts

WCs & shower facilities on every floor

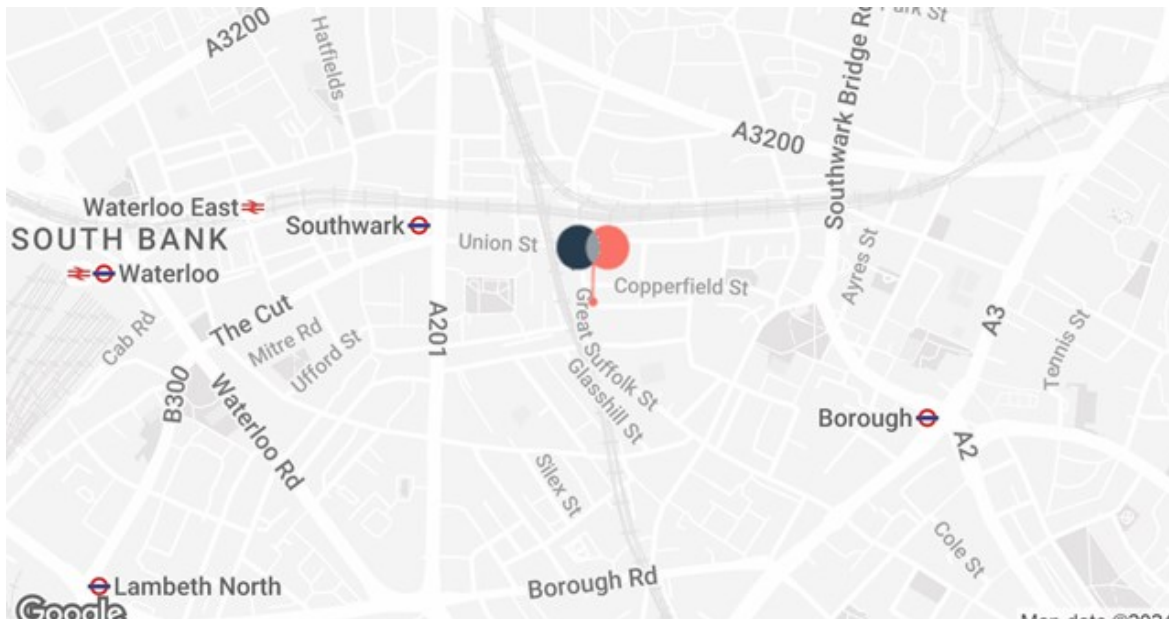
Occupational densities of 1:8 sq m

Fibre broadband ready

LED lighting

Bike Racks





Description

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After 40+ years of vacancy, 55 Great Suffolk Street is being saved from Historic England's Heritage at Risk Register. The Grade II Listed building is being comprehensively refurbished to offer a self-contained office warehouse space in the heart of Southwark.

Located in a prominent corner position on Great Suffolk Street, this characterful unique property is exceptionally well connected.

Situated between Waterloo and London Bridge, the building sits within one of the capital's most vibrant and culturally dense areas, with restaurants, theatres and bars at your doorstep.

With Southwark station only a 4 minute walk away, the City, Soho and Canary Wharf are all within a 15 minute reach.

55 Great Suffolk Street, London, SE1
OBB

Further Information

New lease(s) available direct from the landlord.

Rent
POA

Service Charge
N/A

Rates
N/A

Ben Fisher
USP London
07810 676168
ben@usp.london

Max Humphreys
USP London
07718 484284
max@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 07/08/2025