

USP.

The Nest
18-22 Disney Place
London SE1 1HJ

**A FULLY FITTED, MODERN
OFFICE BUILDING.**

1,524 SQ FT

usp.london
020 3757 7777





The Nest, 18-22 Disney Place,
London, SE1 1HJ

Description

Newly Refurbished & Fully Fitted Office Space Set over Four Floors

The Nest is a hidden gem nestled on a quiet side street off Disney Place, located in the vibrant heart of Borough. This exceptional, self-contained office building spans 4,812 sq ft across four floors, including the ground and three upper levels, offering a rare combination of space and style. Just a two-minute walk from Borough Station, the property provides excellent connectivity to the rest of London, while offering a peaceful setting away from the hustle and bustle of the main streets.

The building features impressive glazed extensions on both the 1st and 3rd floors, allowing an abundance of natural light to flood the interiors. These extensions are complemented by floor-to-ceiling sliding doors, which enhance the sense of openness and bring the outdoors in. On the 2nd & 3rd floors, you'll find an attractive terrace area that serves as a perfect outdoor retreat for meetings or relaxation.

The Nest has been thoughtfully designed to offer a modern, flexible workspace that can accommodate a variety of business needs. The combination of natural light, scenic views, and well-planned features makes The Nest an ideal location for companies seeking both functionality and a high-quality work environment. Whether you're looking to grow your business in a prime area of London or create a dynamic office space, The Nest offers an excellent opportunity for modern businesses to grow on flexible lease terms.



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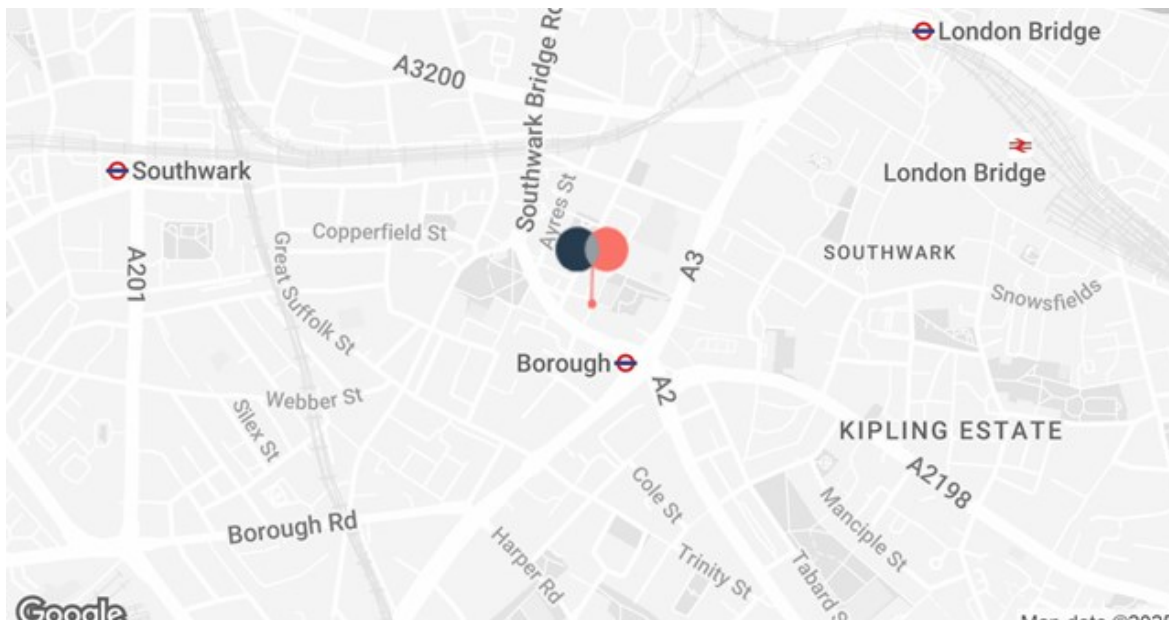
Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Ground Floor	Available	1,524		£55.00	Fully Fitted

Amenities

Fully Fitted and Furnished	Private Terraces & Roof Garden on the 2nd & 3rd Floors
Fully Air Conditioned	High Speed Broadband
Self Contained Ground Floor with Own Entrance	WC & Shower Facilities
DDA Compliant	Lift Access
EPC B	





Location

The Nest is situated on Disney Place, an attractive cul-de-sac in the vibrant area of Borough, SE1; an area renowned for its culture and food beverage provision with an abundance of cafes, restaurants and bars, as well as popular food markets; the iconic Borough Market is less than a 10-minute walk and the Shard is a 12-minute walk.

The Nest is exceptionally well-connected being located adjacent to Borough Underground Station, and within walking distance of both London Bridge (8-minutes) and Southwark stations (12 minutes).

In addition, Waterloo and Waterloo East are also nearby, providing additional tube and rail connectivity.

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Further Information

New by Arrangement

Rent
£55.00

Service Charge
£14.49

Rates
Guide £20.00

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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

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