

USP.

The Willows, Willow Walk,
London, SE1 5SY

Fully refurbished - Offices / Light Industrial to Let

2,034 - 6,253 SQ FT

Available now

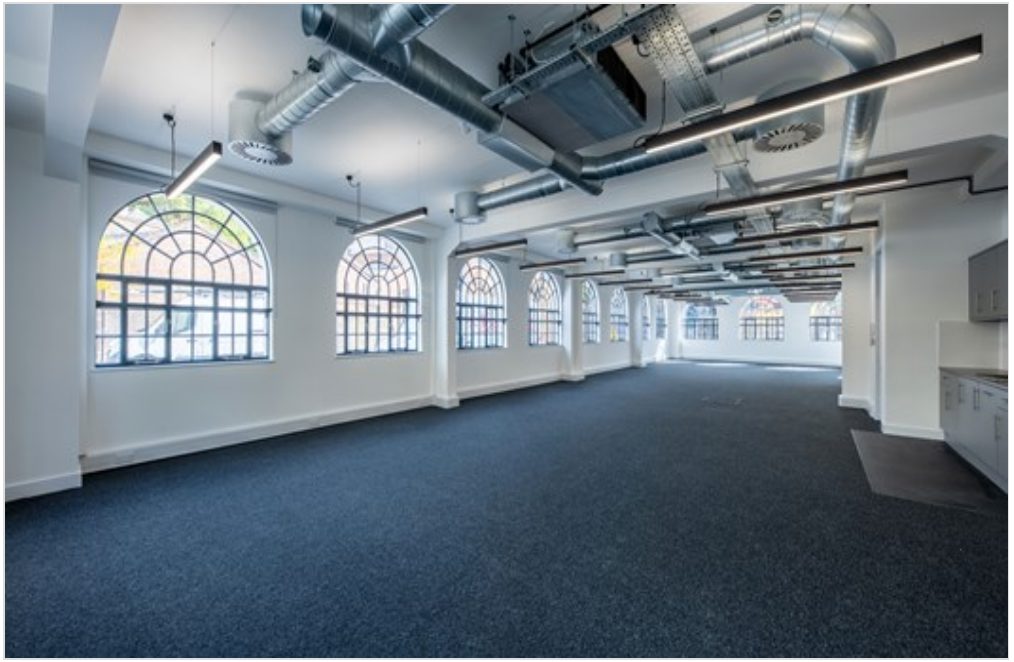
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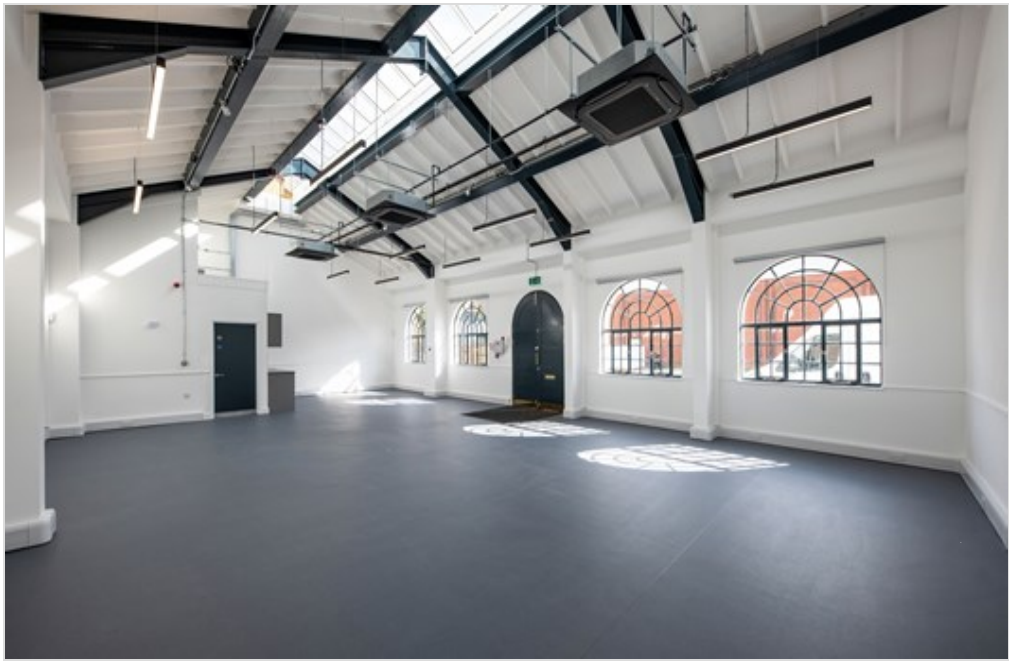
Accommodation

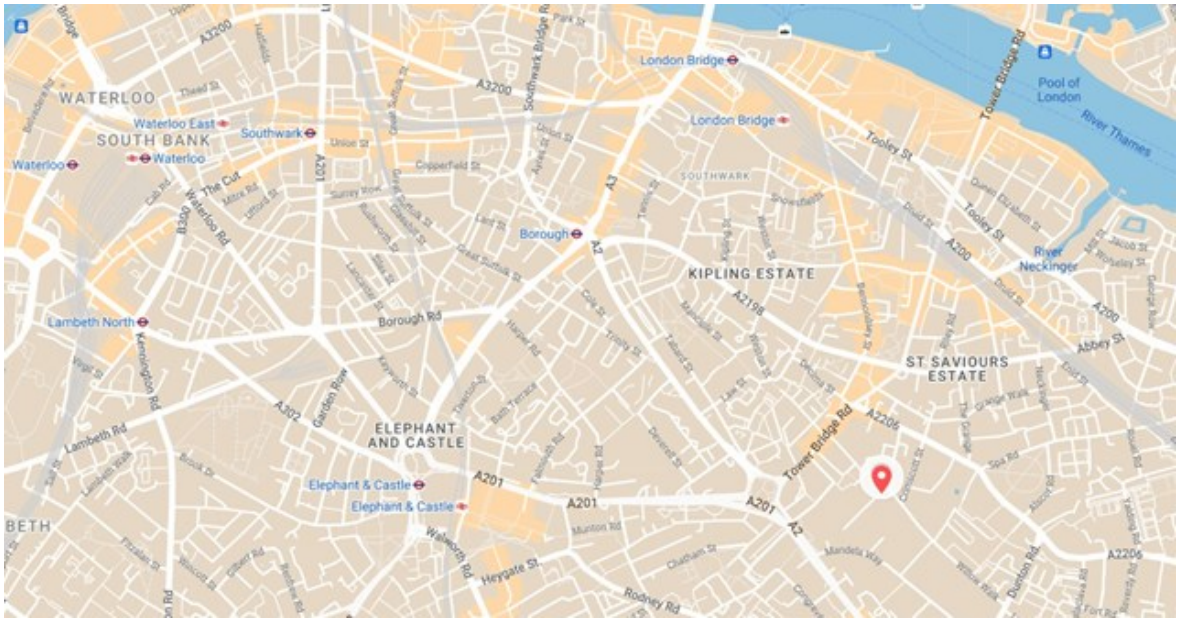
Floor	Availability	Area (sq ft)	Rent (psf)
Unit 4	Available	2,185	£35.00
Unit 5	Available	2,034	£27.50
Unit 6	Available	2,034	£27.50

Amenities

- Substantial parking spaces
- Suitable for various users
- Full refurbishment of the offices and WC's
- Secure courtyard with fob access & electronic gates
- Units can be taken individually or combined
- Heating & cooling via air source heat pumps
- Removal of suspended ceilings in Units 5&6 with raised storey heights and exposed services
- Excellent natural light
- Self contained with demised WC's
- Installation of LED lighting throughout
- Walking distance to London Bridge
- New kitchenettes
- Mechanical ventilation with heat recovery in Units 5&6
- 2 EV charge points per unit (8 in total)







Description

Well located units to rent near London Bridge with ample parking

The Willows is a commercial development in SE1, comprising 6 units. The units provide a range of sizes and allow for various uses, including offices, light industrial, leisure and alternative uses.

The units are situated in an attractive secure courtyard with substantial private parking.

Units 4, 5 & 6 have undergone extensive refurbishment works to provide Cat A accommodation.

Willow Walk is located close to Bermondsey Street, SE1 which has an eclectic mix of bars, cafes and eateries.

A 20 minute walk away, London Bridge Station is a major transport hub offering speedy access to Waterloo Station in 4 minutes and King's Cross Station in 11 minutes.

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SE1 5SY

Further Information

Units 4 - 6 are available to let as a whole, or individually

Rent
£27.50 - £35psf

Service Charge
TBC

Rates
Please rely on your own investigations.

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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

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 01/07/2026