

USP.

Southworks
14-21 Rushworth Street
London SE1 0RB

OFFICES TO RENT

2,612 - 10,690 SQ FT

usp.london
020 3757 7777



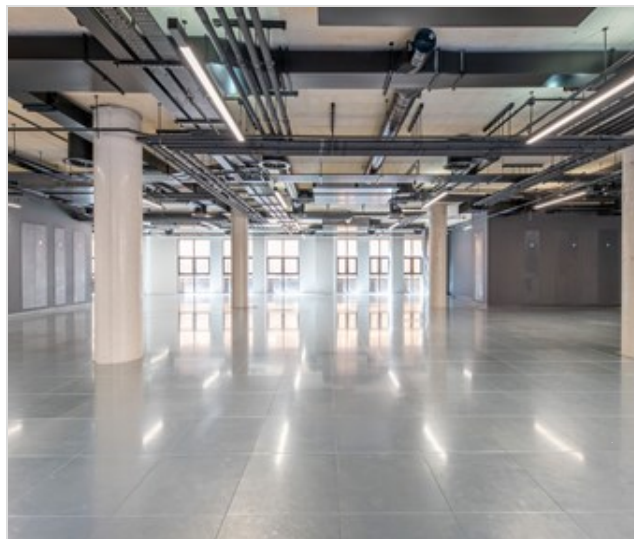


Description

Southworks is a new high quality office development comprising approximately 70,000 sq ft. It has excellent ESG criteria including EPA "A" and BREEAM "Outstanding" ratings.

The ground and lower ground floor can be offered as a duplex unit of approximately 7,500 sq ft. this would have an internal staircase linking the floors with natural light and direct external; access from the lower ground floor. This unit has its own private entrance, but can also be accessed via the building's impressive manned reception.

The ground floor and lower ground floor units can also be rented separately .



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground & Lower Ground Duplex Office	Available	7,500	£39.50
Ground Floor	Available	4,618	£52.50
Lower Ground - South	Available	3,460	£17.50
Lower Ground - North	Available	2,612	£17.50

Amenities

New build	EPC A / BREEAM Excellent
Impressive manned reception	Communal roof terrace
Bike racks	Showers
4 passenger lifts + 1 goods lift	High ceilings
Air-conditioning	Raised floors





Location

Southworks is positioned within walking distance of Waterloo, Blackfriars and London Bridge mainline railway stations and also a short walk from Southwark (Jubilee Line) and Borough (Northern Line) Underground stations.

There is an excellent selection of cafes, restaurants, pubs and bars in the near vicinity.

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Further Information

New lease(s) for term by arrangement

Rent

See "Accommodation" schedule

Service Charge

£16.29 per sq ft per annum

Rates

To be assessed

Mark Anstey

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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 21/04/2026

