

USP.

Southworks
14-21 Rushworth Street
London SE1 0RB

New Build Fully Fitted Offices
5,630 / 6,560 / 12,376 sq ft

5,630 - 12,376 SQ FT

usp.london
020 3757 7777



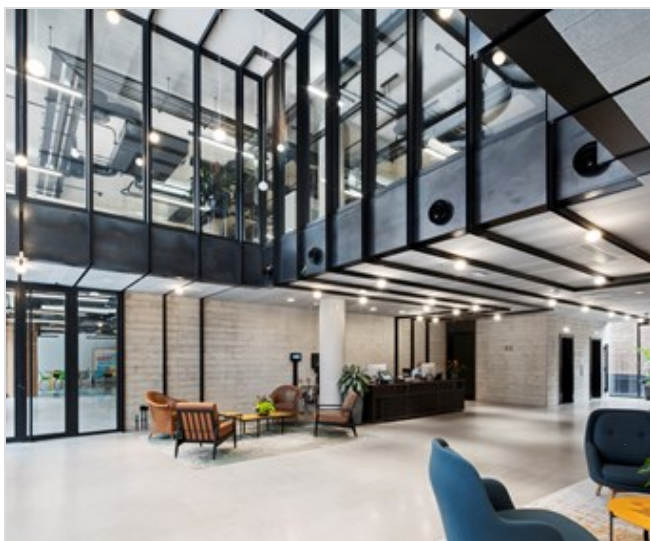


Description

Flexible Size Options: 5,630 sq ft / 6,560 sq ft / 12,376 sq ft

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 Second Floor is available fully fitted and furnished. The floor is available wither as a whole (12,376 sq ft) or can be divided into two parts comprising approximately 6,560 sq ft and 5,630 sq ft.



Southworks, 14-21 Rushworth Street, London, SE1 0RB



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Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
2nd Floor (Whole)	Available	12,376		£65.00	Fully Fitted
2nd Floor (North Office)	Available	5,630		£65.00	Fully Fitted
2nd Floor (South Office)	Available	6,560		£65.00	Fully Fitted

Amenities

Fully fitted office floor

New Build Grade A property

3.2 metre ceiling height

Private balcony

Impressive manned reception

Showers

Various size options : 5,630 / 6,560 / 12,376 sq ft

EPC "A" / BREEAM "Outstanding"

Communal roof terrace

4 passenger lifts

Bike racks

Lockers





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

£65 per sq ft per annum

Service Charge

16.29 per sq ft per annum

Rates

Approx 24.50 per sq ft payable per annum

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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 25/03/2026

