

USP.

Six Bridges Trading Estate,
Marlborough Grove,
London, SE1 5JT

Modern Office Building in Established Industrial Estate

1,875 SQ FT

Coming Soon

usp.london
020 3757 7777

Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground	Available	1,254	£22.50
First	Available	621	£22.50
TOTAL		1,875	

Amenities

- On site parking
- Part of established trading estate
- Flexible lease terms
- Coming soon
- Suitable for various users
- Excellent natural light
- Excellent transport links
- Economical rent
- 24 hour access







Description

Unit E, Six Bridges Trading Estate provides a rare opportunity to occupy a self-contained two -storey office building in one of South London's most established and well-connected business locations.

Extending to 1,875 sq ft, the property offers high-quality, flexible accommodation suitable for a range of occupiers seeking a presence close to Central London. The building benefits from excellent natural light, dedicated parking and a self-contained identity.

Internally, the accommodation is arranged over two floors and will be presented in excellent condition, incorporating carpeted floors, electric heating, perimeter trunking and male and female WC facilities. With two allocated parking spaces and a self-contained entrance, the property offers occupiers a high degree of operational flexibility and autonomy.

The property is ideally suited to a variety of office, creative, design, technology and occupiers seeking affordable, well-connected accommodation within easy reach of the City, South Bank and wider Central London market.

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Further Information

A new lease is available direct from the landlord.

Rent
£22.50psf

Service Charge
Service Charge: £1.87psf

Rates
Rates Payable: £5.07psf

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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 20/07/2026