

Compton

For Rent
18-22 Disney Place
Borough SE1



Newly refurbished office building
split over 4 floors in the heart of
Borough, with fitted and
unfurnished units and private roof
terraces

For Rent**Size**

1,524 Ft²

Rent

£65 - £72.50 per sq ft

Fitout

Fitted

Compton

The Nest

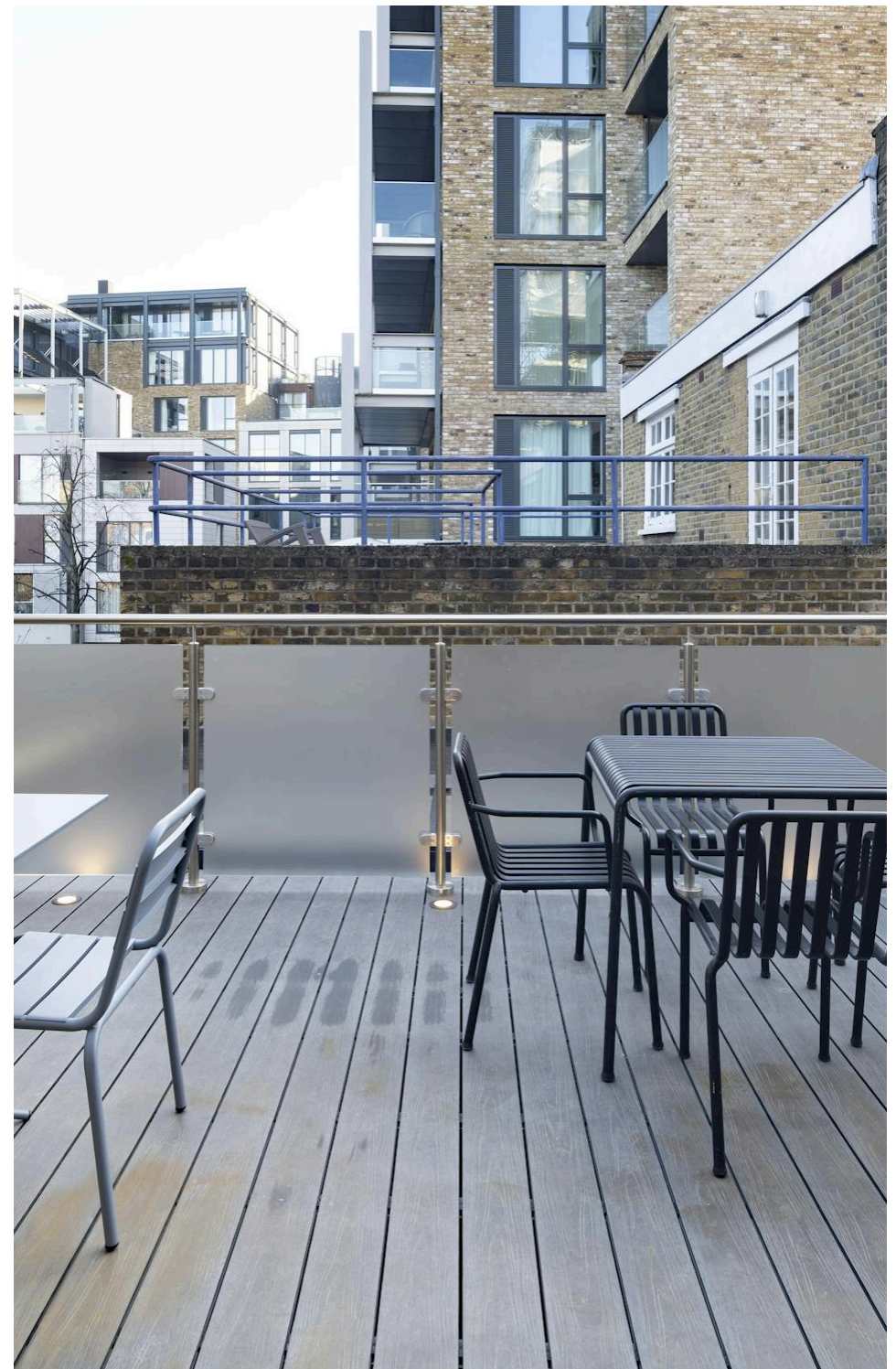
18-22 Disney Place
Borough SE1

Description

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



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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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Terrace with planters

Size

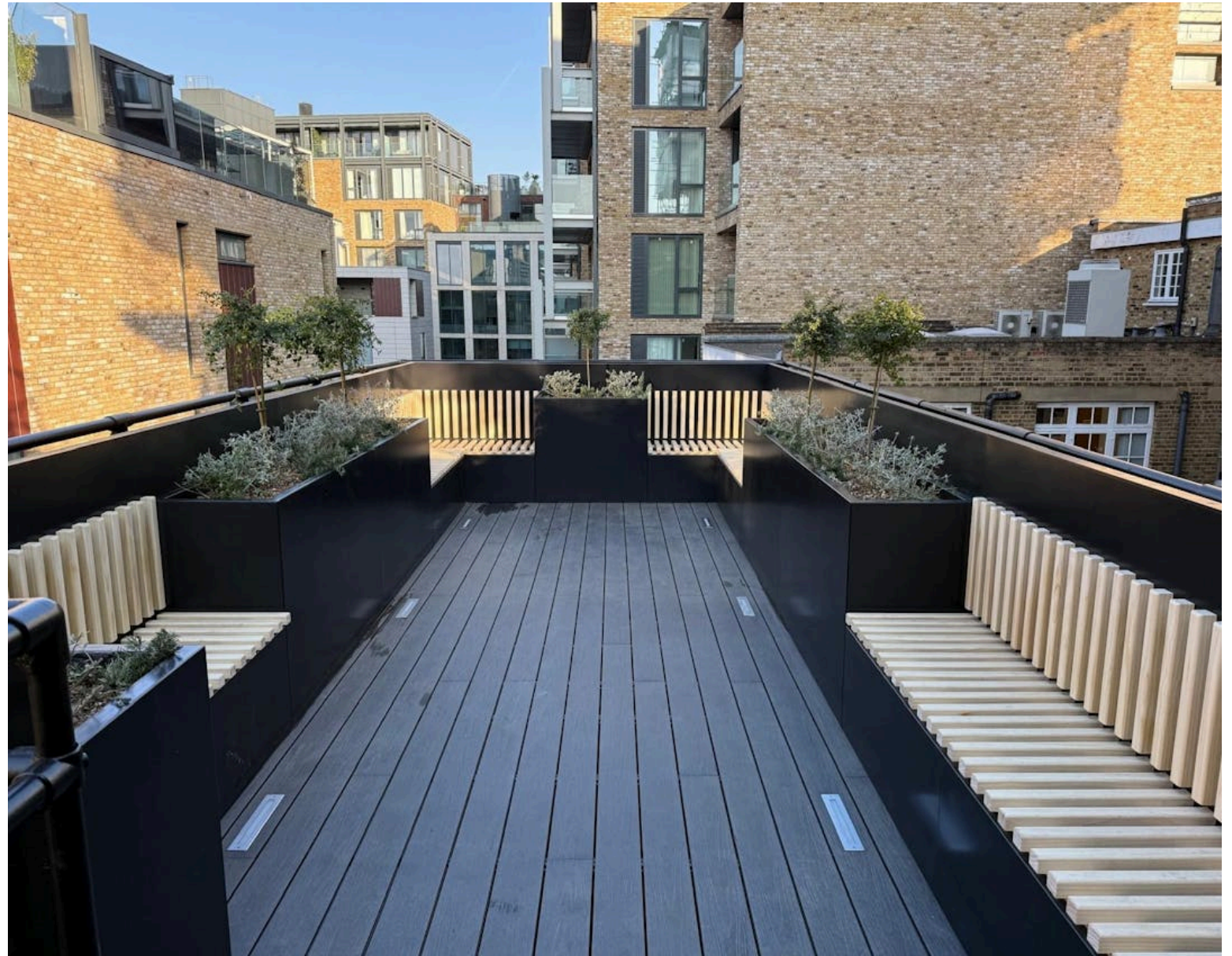
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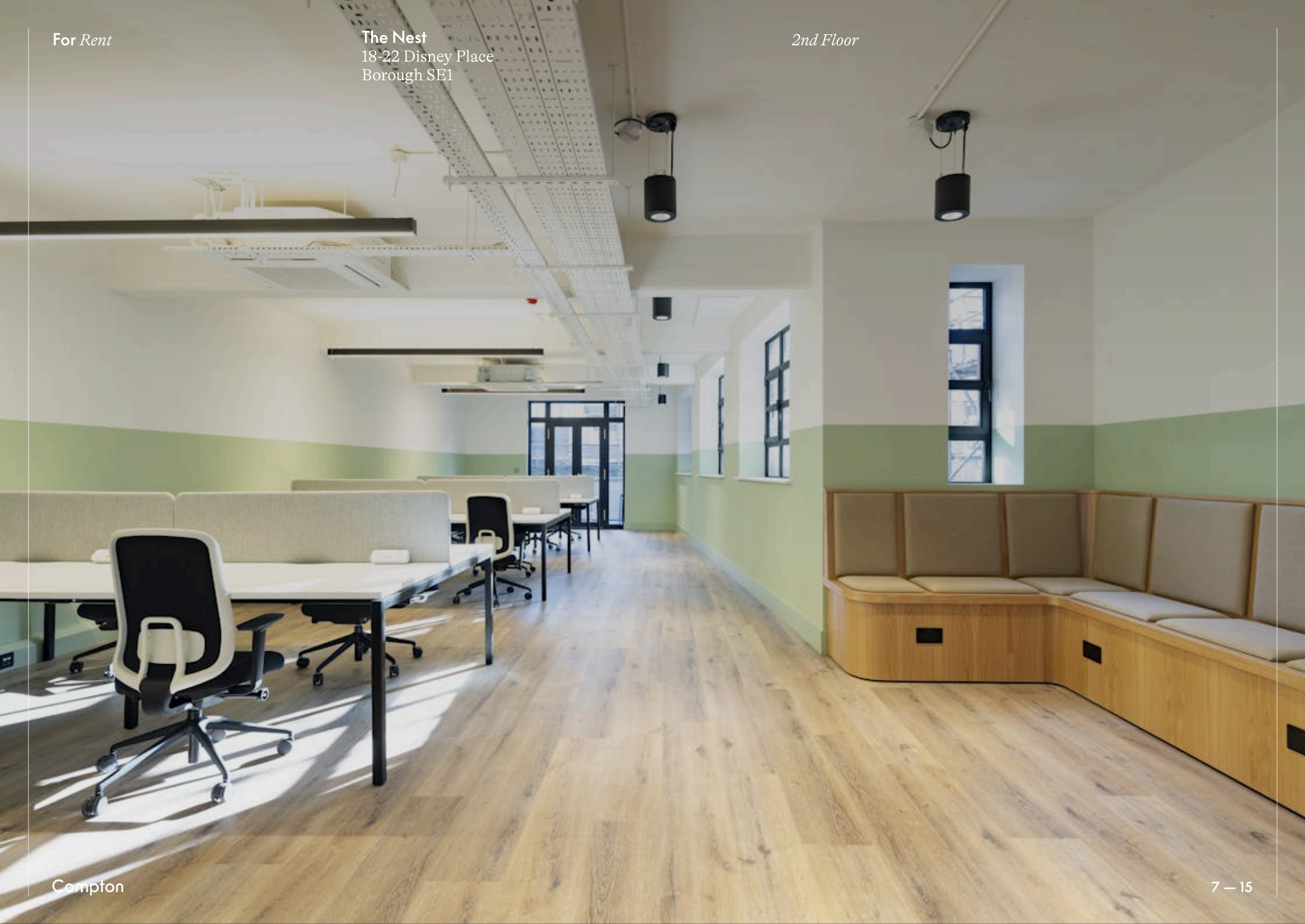


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The Nest
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Borough SE1

2nd Floor



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2nd Floor



Access to terrace



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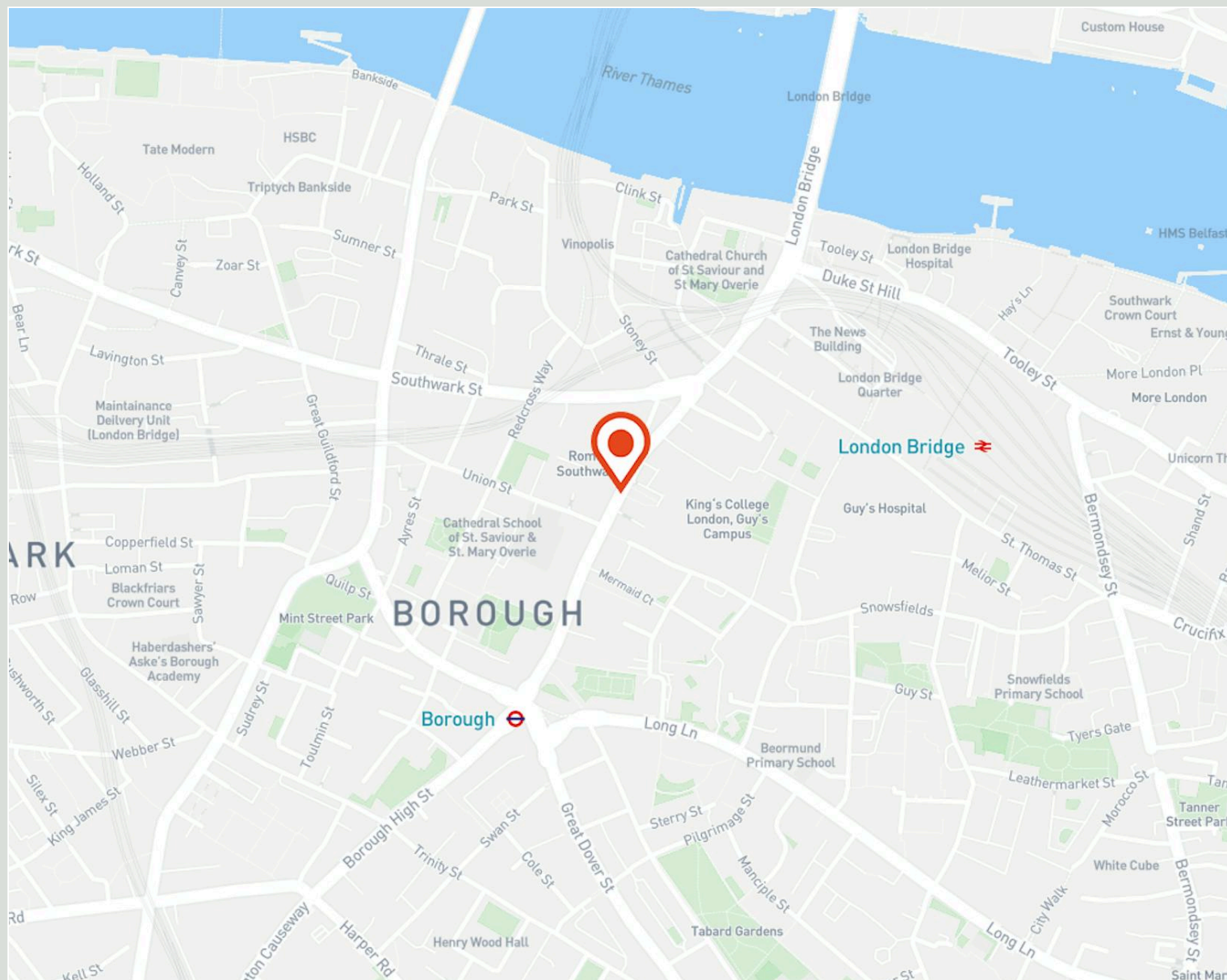
Location

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.

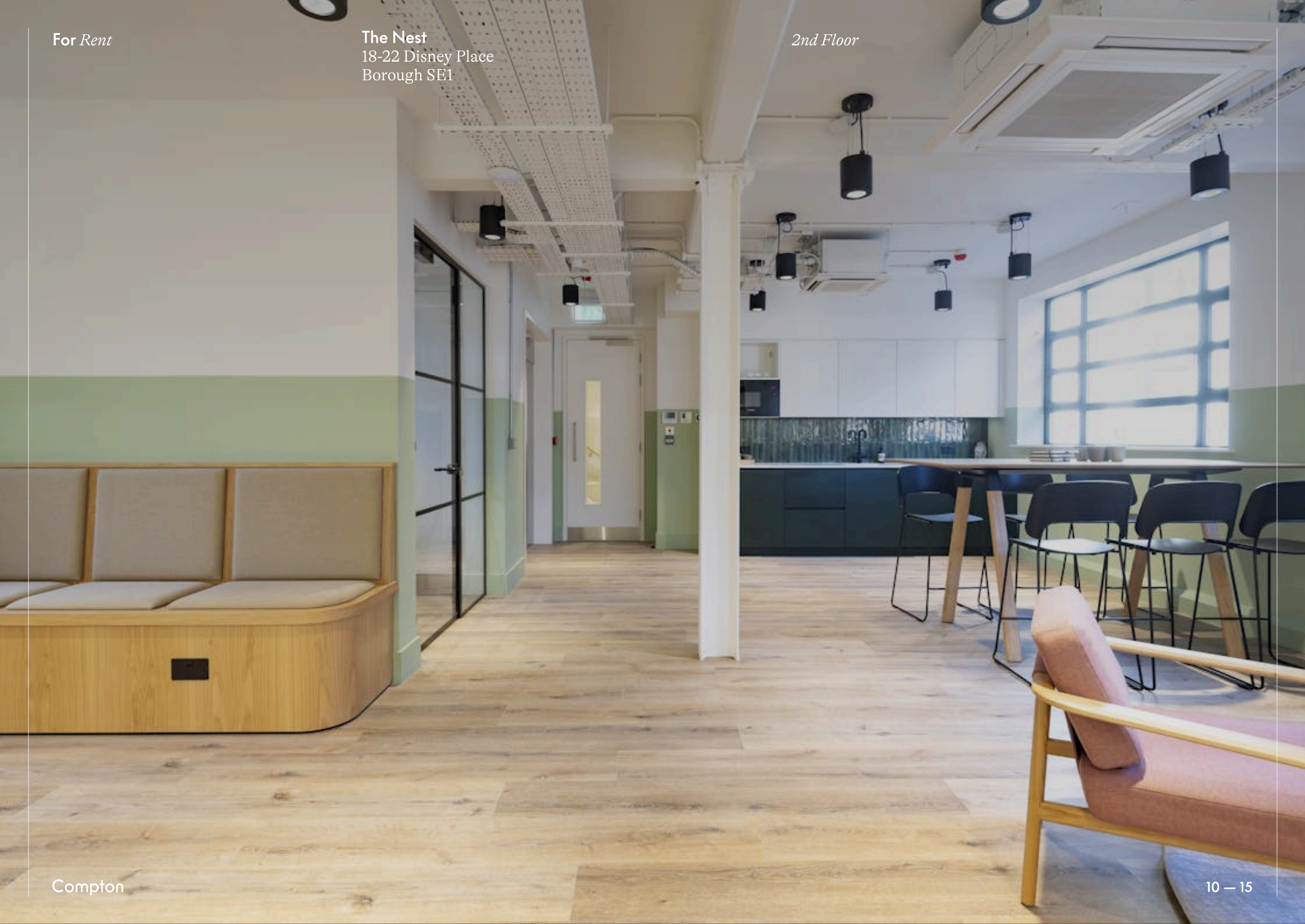
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2nd Floor



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Amenities

- Self-Contained building or can be lease floor by floor
- Fully fitted or CAT A units offering flexibility
- Available on flexible lease terms
- 2nd & 3rd floors have private terraces
- 2nd & 3rd Duplex unit
- DDA Compliant
- Lift access
- Fan coil air-conditioning
- WC & Shower Facilities
- Kitchenette
- EPC B



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WC



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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
3rd - Duplex with Private Terrace	773	£72.50	£15	£14.49	£6,569.86	£78,838.27	Under Offer
2nd - Duplex with Private Terrace	1,213	£72.50	£15	£14.49	£10,309.49	£123,713.87	Under Offer
1st	1,473	£69.50	£15	£14.49	£12,151.02	£145,812.27	Under Offer
Ground - Fitted	1,524	£65	£15	£14.49	£12,000.23	£144,002.76	Available
Total	4,983	£69.88	£15	£14.49	£41,030.60	£492,367.17	

For Rent

Lease Term

New full repairing & insuring lease(s) available for a term by arrangement direct from the Landlord

VAT

VAT is applicable

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

Want your workspace *managed?*

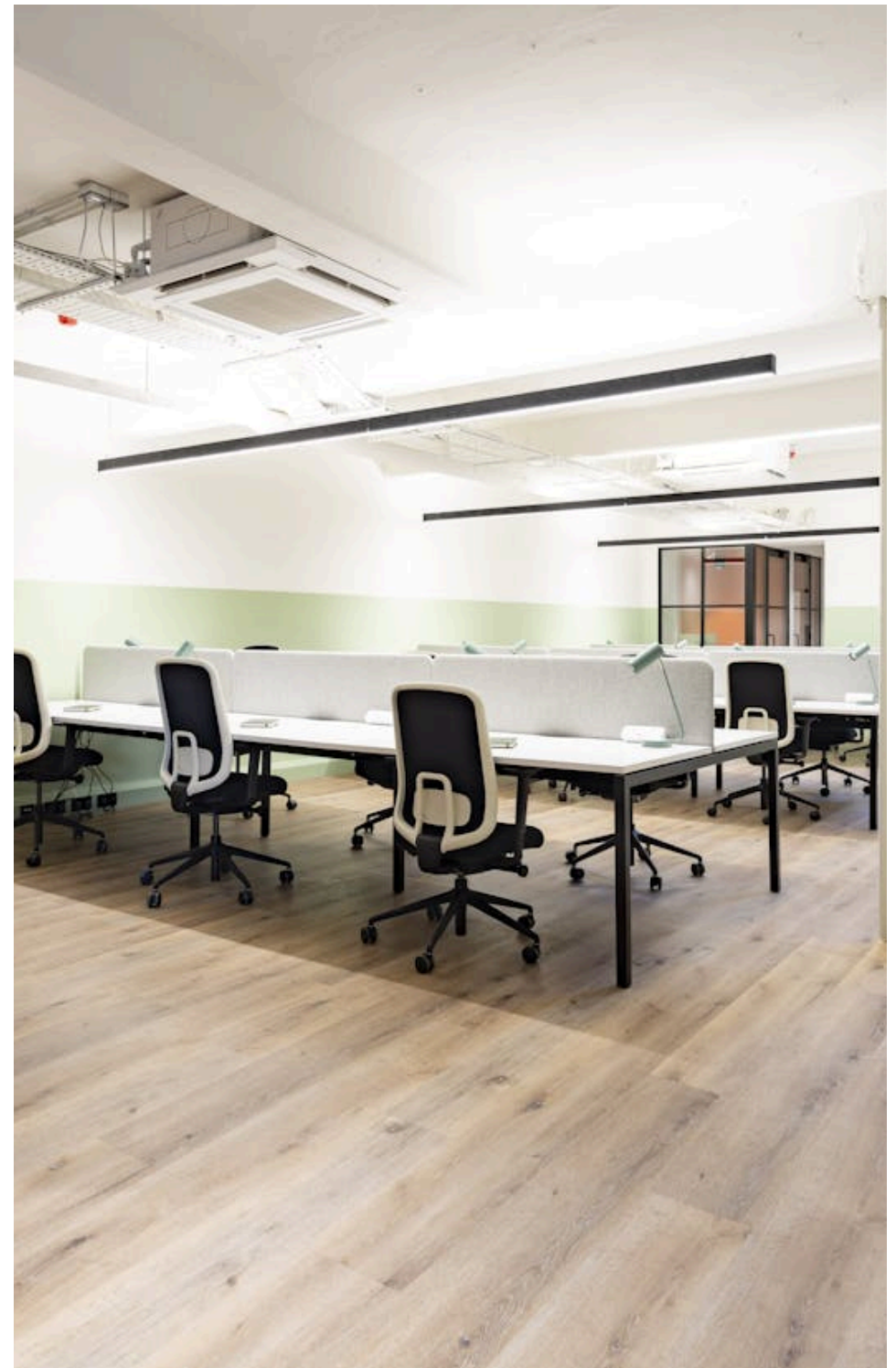
Find out more

compton.london/concierge

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Content

Watch the Film
(click button)



Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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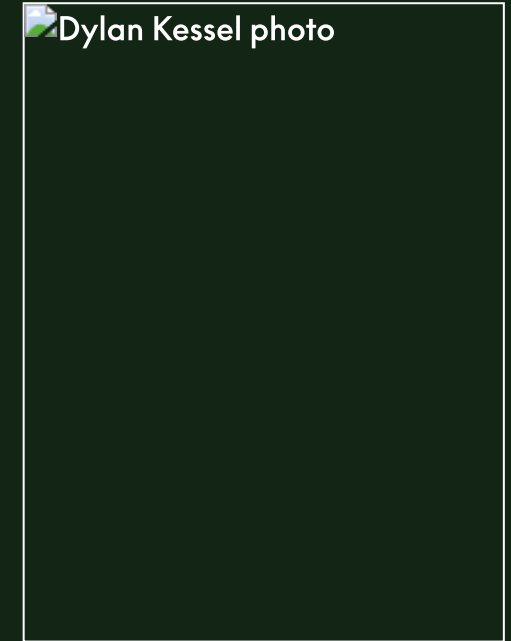
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