

USP.

57-59 Great Suffolk Street,
London, SE1 0BB

**Low Cost Offices to let in SE1
- Rent Only £35 per sq ft per
annum**

930 - 1,223 SQ FT

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Ground Floor	Available	930		£35.00	Fully Fitted
2nd Floor	Available	1,223		£35.00	

Amenities

Fully fitted and furnished (Ground Floor)

Air-cooling

Very high ceilings

Perimeter trunking

Laminate timber effect floors

Own WCs

Part Fitted (2nd Floor)

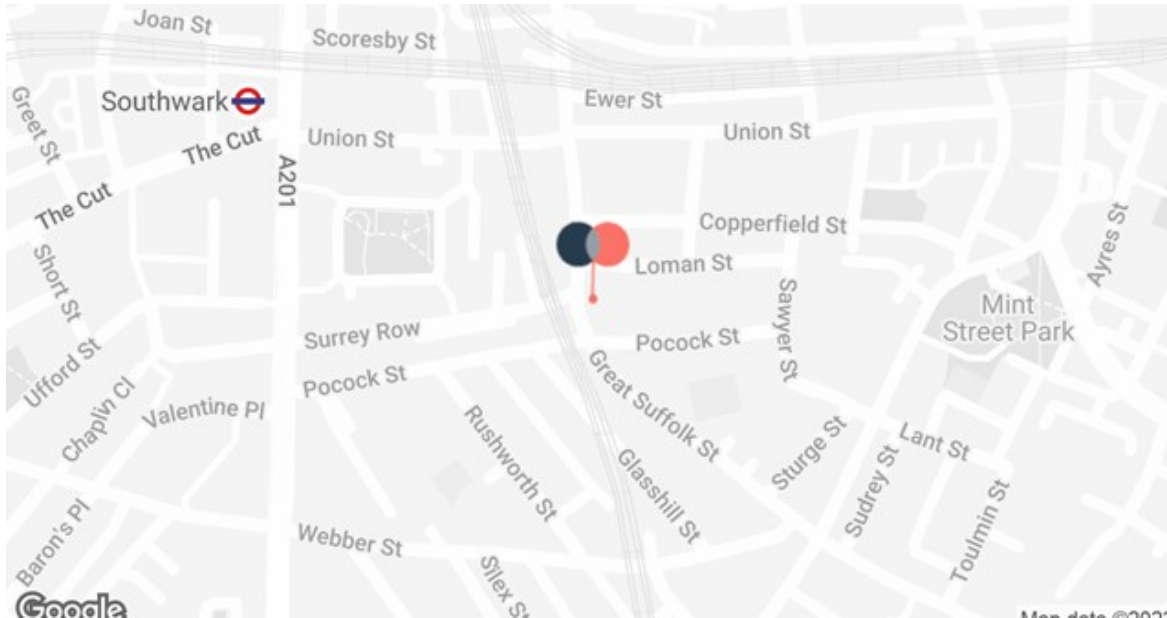
Kitchen

Bike racks

New LED suspended lighting

Self-contained (Ground Floor)





Description

FULLY FITTED & FURNISHED AND PART FITTED OFFICES TO LET

57-59 Great Suffolk Street offers an opportunity to move into newly refurbished fully fitted offices. The ground floor suite has been thoughtfully designed to offer the ability for your business to be quickly up and running without the capital expenditure fit out costs, time delays and management headaches of a conventional un-fitted office.

The available suite comes with its own WCs, kitchen, informal meeting area and work stations. The office has very high ceilings and excellent natural light. The ground floor also has its own private entrance making the unit self-contained.

The 2nd Floor office is unfurnished but has own kitchen and WCs and partitioned offices. There is fantastic natural light from floor to ceiling windows.

The property is approximately 4 minutes' walk from Southwark Underground station (Jubilee Line) and equidistance between Waterloo and London Bridge stations both of which are within walking distance.

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Further Information

New Leases available on terms by arrangement.

Rent	Service Charge
£35 per sq ft per annum exclusive (£32,550 per annum)	£5.20 psf

Rates

c. £15 sq ft pa payable from April 2026

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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