

USP.

Merano, 29 Albert
Embankment, London, SE1
7GR

OFFICES TO RENT
1,426 - 7,326 SQ FT

usp.london
020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)
3rd floor	Available	2,585
2nd floor	Available	2,598
1st floor	Available	1,426
Ground	Available	717
TOTAL		7,326

Amenities

Self-contained HQ building (also available in floors)

Fully accessed raised floor

Fully fitted and part furnished

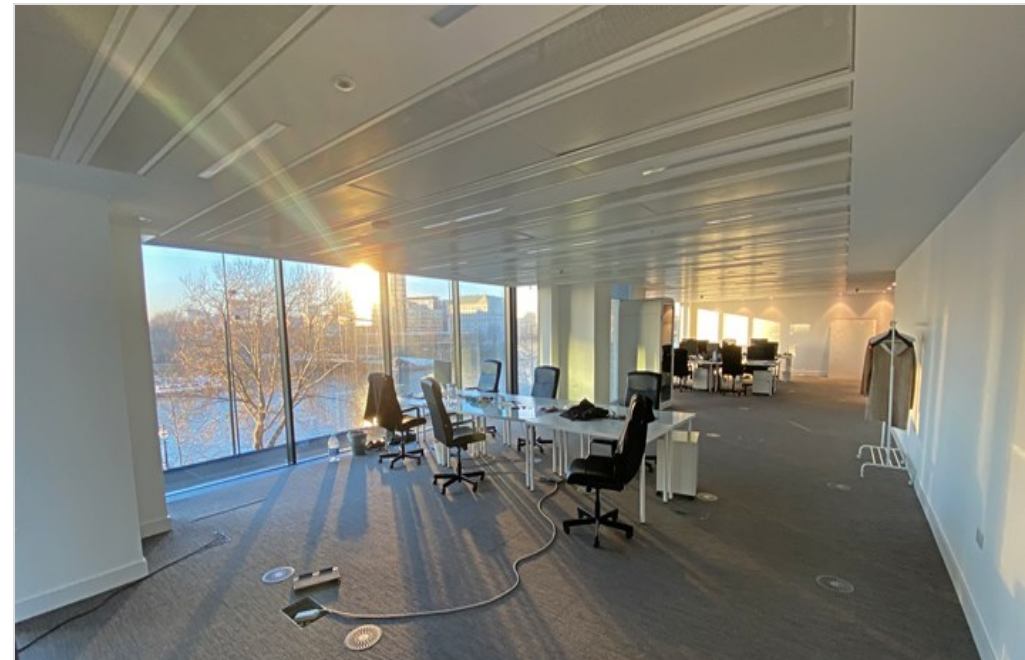
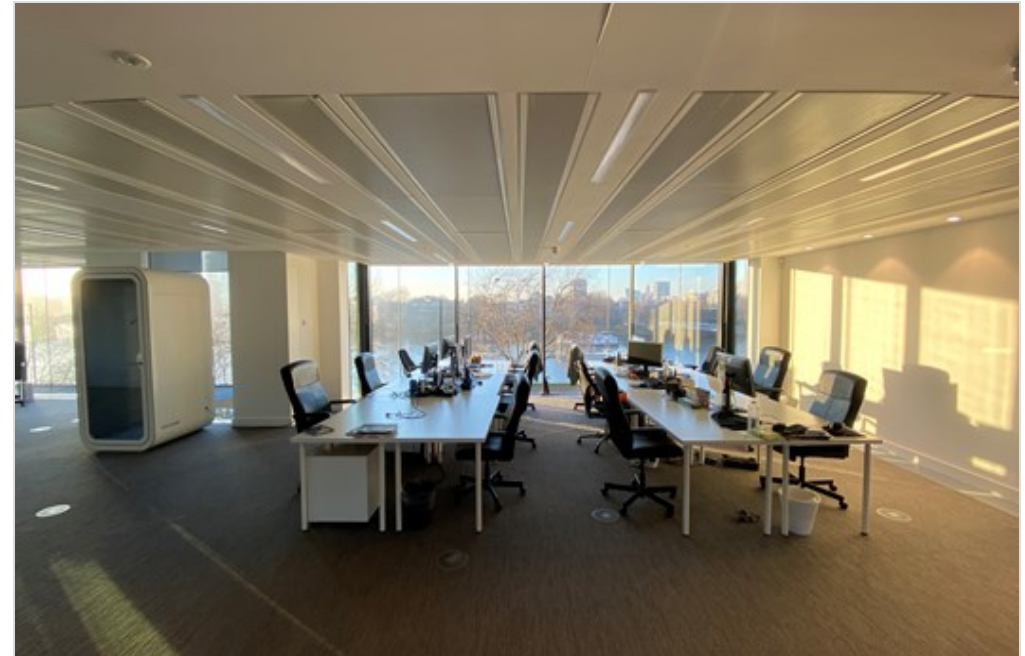
LG7 compliant lighting

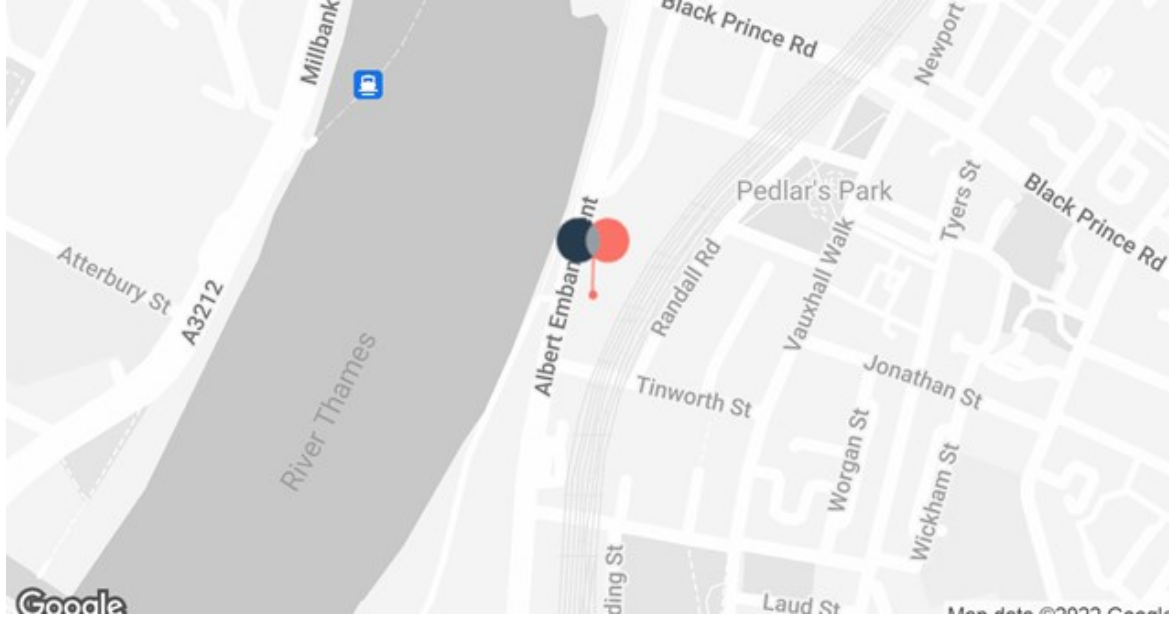
Chilled beam air-conditioning system

Passenger lift

WC and shower provision

Kitchenettes





Description

Modern Offices To Let With Stunning River Views

The property is located in a scenic position on the Albert Embankment with views of the River Thames, Houses of Parliament and Battersea Power Station. It is situated 6 minutes away from Vauxhall Station which provides access to the underground and overground train network.

The accommodation spans ground to third floor of a newly built mixed-use scheme. The office benefits from floor to ceiling glazing on 3 elevations giving uncompromised views of the River Thames. The office accommodation is open plan and built to a high and modern specification.

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London, SE1 7GR

Further Information

New subleases available for a terms up to June 2029.

Rent
£42.50 psf

Service Charge
£5.45 psf

Rates
Interested parties should
make their own enquiries.

EPC
Available upon request.

Rupert Cowling
USP London
07736 880317
rupert@usp.london

Philip Martin
USP London
07811 103045
philip@usp.london

Scott Fisher
USP London
07890 572225
scott@usp.london

Charlotte Penrice
Harper Dennis Hobbs
0207 462 9120
charlottepenrice@hdh.co.uk

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