

# USP.

25G Copperfield Street,  
London, SE1 0EN

Refurbished Offices To Let  
**AVAILABLE ON FLEXIBLE  
LEASE TERMS**

1,350 SQ FT

usp.london

020 3757 7777



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## Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
Top Floor	Available	1,350	£42.50
<b>TOTAL</b>		<b>1,350</b>	

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## Amenities

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Flexible Lease Terms

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Newly installed kitchen

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Refurbished WCs within demise

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Excellent natural light

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Converted period warehouse

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New Air-cooling

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New LED suspended lighting

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High pitched roof

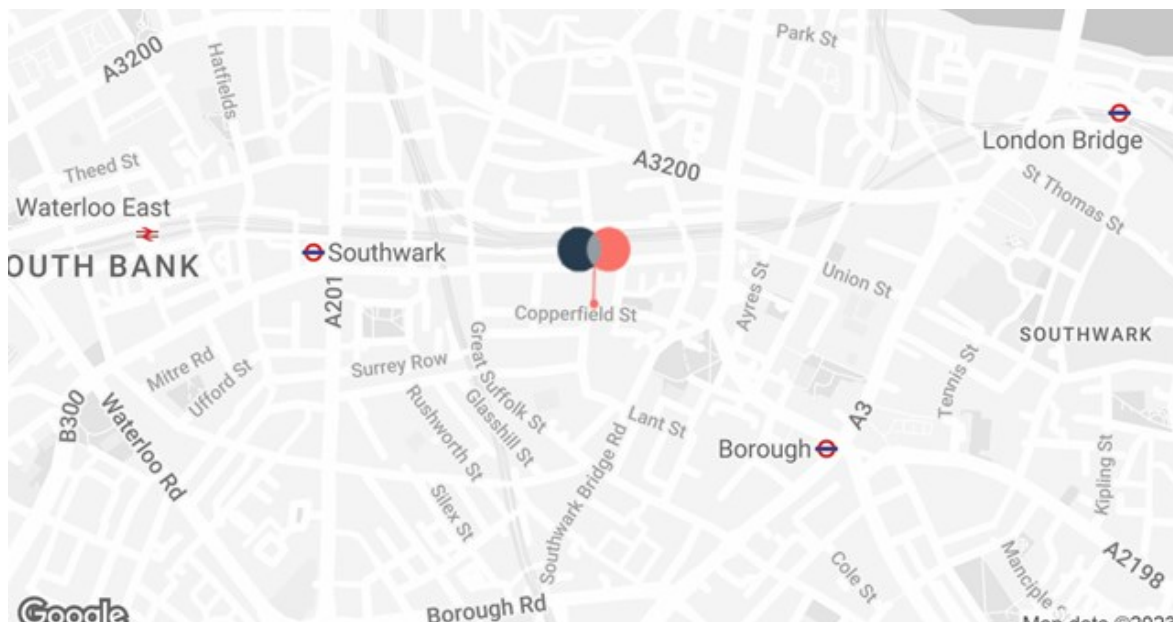
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New carpet

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Refurbished common parts





## Description

### Refurbished Office To Let in Former Warehouse Property

25 Copperfield Street is an attractive former warehouse property that has been converted in to three office units.

The available office comprises the entire top floor and benefits from a high pitched roof. The office has been newly refurbished with specification including air-cooling, kitchen, own WCs and new LED lighting. The natural light is excellent thanks to numerous Velux windows.

The property is located at the junction of Copperfield Street and Sawyer Street (with the entrance actually on Sawyer St). Waterloo and London Bridge stations (mainline and Underground) are both within easy walking distance as are Southwark (Jubilee line) and Borough (Northern line) stations.

This vibrant location offers numerous restaurants, cafes, bars and street food markets.

25G Copperfield Street, London, SE1  
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## Further Information

New lease available on flexible terms by arrangement

### Rent

42.50 per sq ft

### Service Charge

c. £5 per sq ft per annum

### Rates

£13.94 per sq ft per annum

### EPC

B (39)

Rupert Cowling

USP London

07736 880317

rupert@usp.london

Max Humphreys

USP London

07718 484284

max@usp.london

Amelia Royds

USP London

07708 487055

amelia@usp.london

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