# USP.

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12 Steedman Street, Elephant and Castle, SE17 3AW 1111

**OFFICE FOR SALE** 

2,178 SQ FT

usp.london 020 3757 7777

# Accomodation

Floor	Availability	Area (sq ft)	Price
Total	Available	2,178	POA
TOTAL		2,178	

# Amenities

Modern LED lighting	Integrated air conditioning
French doors leading to shared courtyard	A shower
Kitchenette	Internal roller shutters
Raised floors with floor boxes	WCs and shower
Multi-level	Full height windows









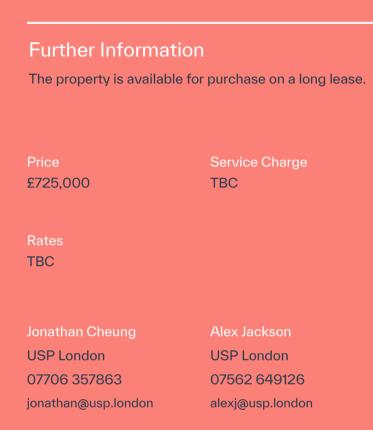
### **Description**

### OFFICES FOR SALE

12 Steedman Street is located in the heart of Elephant and Castle. Situated adjacent to the Elephant Park Development, this area has seen significant regeneration in recent years with much more to come.

The property benefits from various transport links, being located in Zone 1, with Elephant and Castle underground station (Northern and Bakerloo) a 5 minute walk away.

The suite consists of a new build unit split between ground and lower ground. There is a mezzanine installed providing additional floor area within.



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