

USP.

3 Marshalsea Road
London SE1 1EP

TWO NEWLY REFURBISHED FULLY FITTED OFFICES TO LET

1,183 - 2,578 SQ FT

usp.london
020 3757 7777







3 Marshalsea Road, London, SE1 1EP

Description

Newly Refurbished Fully Fitted Offices To Let

3 Marshalsea Road is a prominent office building situated immediately adjacent to Borough Underground Station (Northern Line).

The property has been refurbished to a high standard and the available floors are fully fitted with a private meeting room, fully fitted kitchen and own WCs.

There is also a stunning communal roof terrace available to all tenants within the building. In addition there is a fully equipped meeting room at roof terrace level that can be booked for meetings / events.

USP.

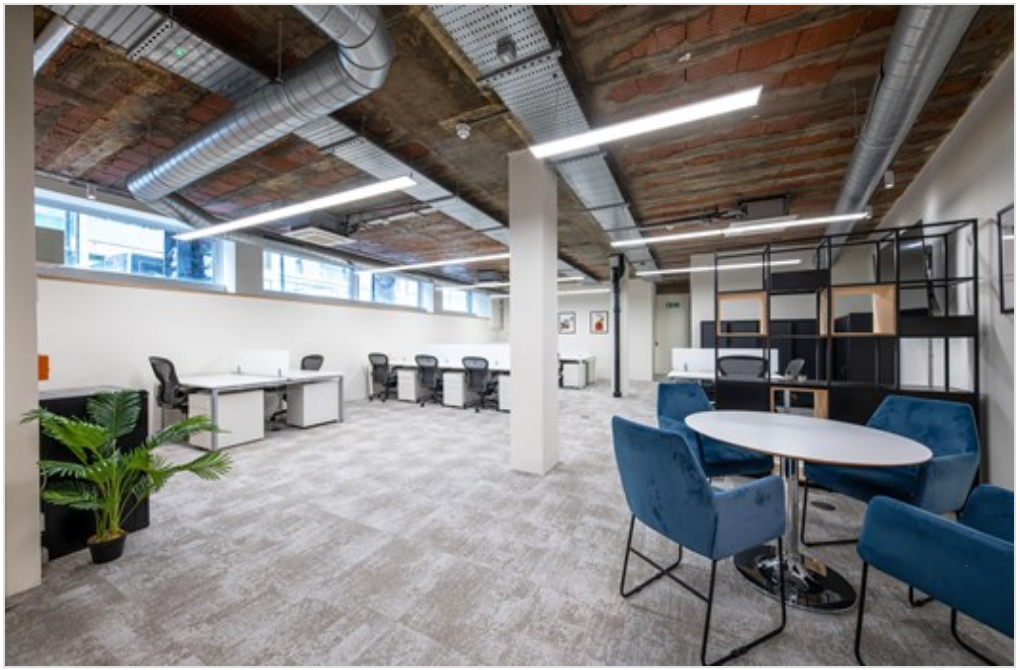


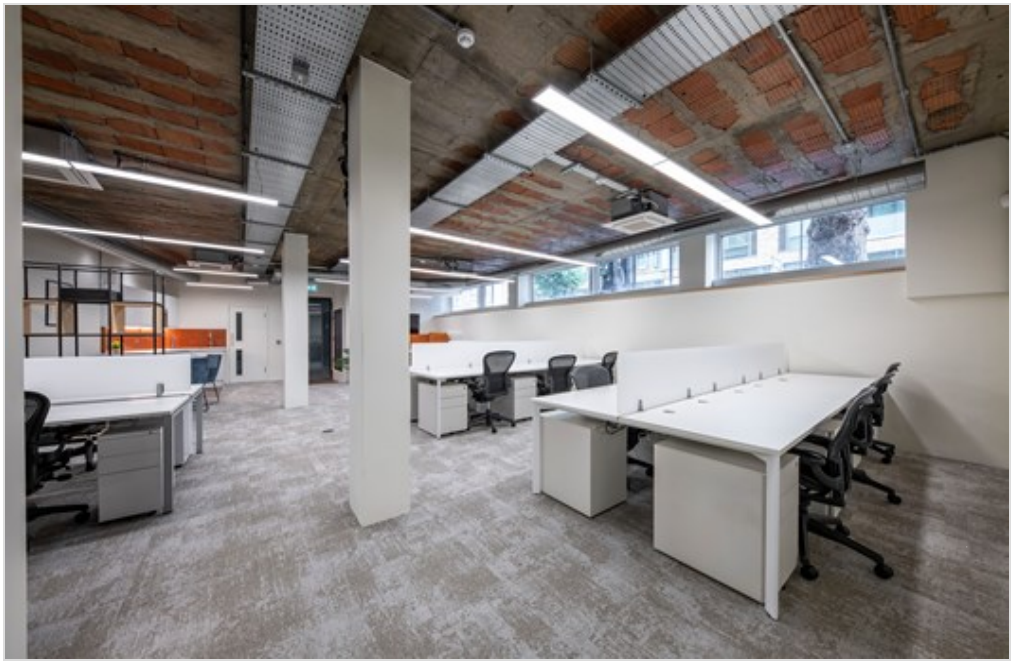
Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
First Floor	Available	1,395	£60.00	Fully Fitted
Lower Ground Floor	Available	1,183	£46.50	Fully Fitted

Amenities

Fully Fitted	Stunning communal roof terrace
Air Conditioning + MVHR (fresh air ventilation)	Demised WCs
Fully fitted kitchens	LED lighting
Secure fob access	Lift
Communal Meeting Room (available for meetings / events)	Bike Racks & Shower Facilities
Complementary towel service	24/7 Access
CCTV in common areas	Additional Optional Services:
1GB internet connection available	Internet Cost for 1GB COLT primary and 1GB backup connections, 24/7 help desk, 2 x Cisco wireless access points and firewall (fully managed) with Main and Guest WiFi profiles: £750 + vat pm







Location

The South Bank has become one of London's most popular and desirable office locations in recent years benefiting from outstanding transport communications as well as numerous cultural and leisure amenities.

3 Marshalsea Road is immediately adjacent to Borough Underground station (Northern Line). London Bridge station is a short walk away providing mainline services as well as Northern and Jubilee lines.

There is an excellent selection of lunchtime food options in the locality including the daily Tabard Square street food market within 1 minute walk and Borough Market.

Further Information

New lease direct from landlord on conventional basis or as fully serviced option

Rent

£46.50 - £60.00 psf

Service Charge

Budget £17.50 per sq ft per annum (includes electricity costs and maintenance for air-con)

Rates

£14.76 per sq ft (estimated)

Rupert Cowling
USP London
07736 880317
rupert@usp.london

Olivia Stapleton
USP London
07562 624652
olivia@usp.london

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 17/09/2025