

USP.

Maya
134-138 Borough High
Street
London SE1 1LB

**Newly Refurbished Offices To
Let Fully Fitted or Cat A
RENT FROM ONLY £45 PER
SQ FT**

2,897 - 11,597 SQ FT

usp.london
020 3757 7777





Description

Newly Refurbished Offices To Let Fully Fitted or Cat A RENT FROM ONLY £45 PER SQ FT

Maya delivers newly refurbished workspace in the heart of London's thriving Borough High Street, only minutes' walk from both London Bridge and Borough stations. The whole building has undergone a complete and comprehensive refurbishment with new services throughout

Arranged over ground and five upper floors, the building provides generous and well lit floorplates, with a mix of fully fitted and furnished floors ready for immediate occupation and Cat A floors allowing a tenant to create their bespoke workspace to suit their needs. The 2nd floor is currently fully furnished and the remaining floors are CAT A. Alternatively the Landlord can deliver each floor fully fitted and furnished.



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
5th	Let	2,900	POA	
4th	Available	2,897	£57.50	Cat A
3rd	Available	2,897	£57.50	Cat A
2nd	Available	2,889	£59.50	Fully Fitted
1st	Available	2,914	£45.00	Cat A

Amenities

Fully fitted or CAT A

EPC A

Refurbished reception with receptionist

Air-conditioning

LED lighting

Showers

Lift x 2

Entire building comprehensively refurbished

Excellent natural light

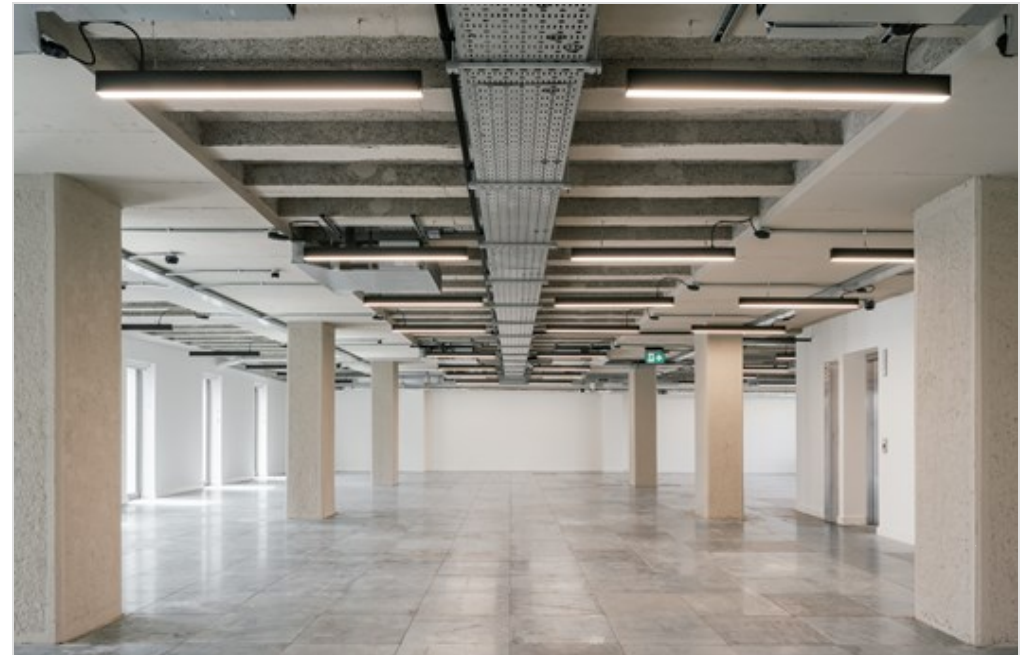
Raised Floors

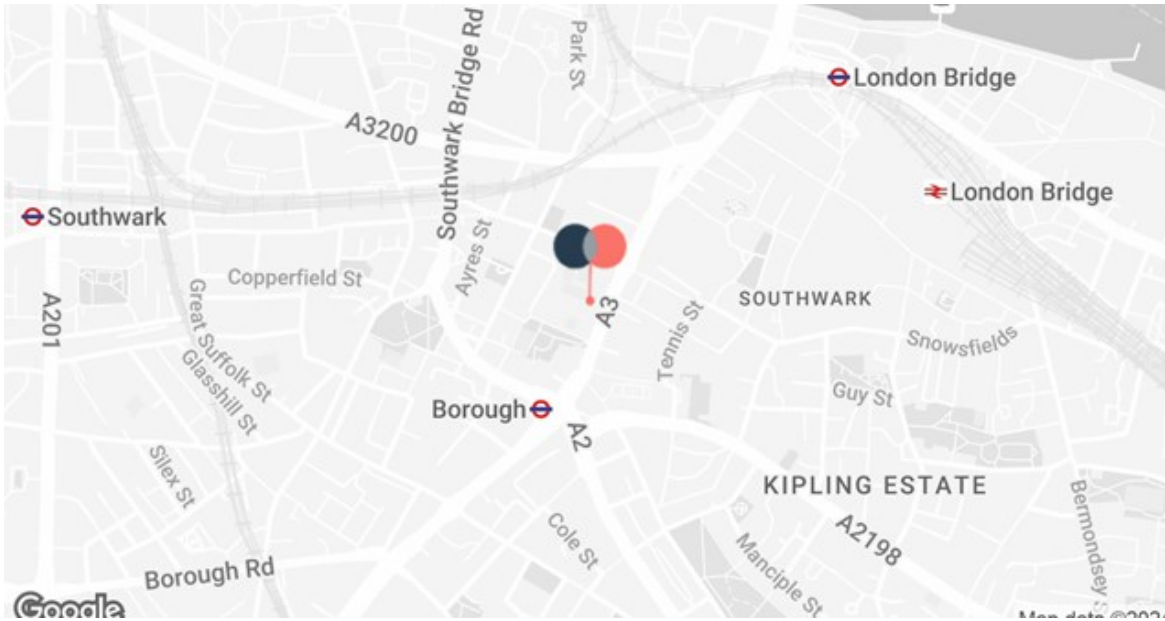
Full height glazing

WCs within demise

Bike racks

DDA compliant





Location

Maya is located just a 1 minute walk from Borough Station and just over a 3 minute walk from London Bridge and Borough Market.

London Bridge is a unique and thriving cosmopolitan area with incredible food and recreational amenities.

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Further Information

A new lease is available direct from the Landlord

Rent

£45 - £59.50 per sq ft per annum

Service Charge

£9.98 per sq ft (budget for 2025)

Rates

TBC

Luke Austerberry

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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 17/10/2025