

# USP.

Friars Yard, 160 Blackfriars  
Road, London, SE1 8EZ

**OFFICES TO RENT**

**11,141 - 70,132 SQ FT**

[friarsyard.london/](http://friarsyard.london/)

[usp.london](http://usp.london)

020 3757 7777



## Accommodation

| Floor        | Availability | Area (sq ft)  | Desks | Rent (psf) | Fit Out |
|--------------|--------------|---------------|-------|------------|---------|
| 6th Floor    | Available    | 11,789        |       | POA        |         |
| 5th Floor    | Available    | 11,842        |       | POA        |         |
| 4th floor    | Available    | 11,831        |       | £65.00     |         |
| 3rd floor    | Available    | 11,785        |       | £65.00     |         |
| 2nd floor    | Available    | 11,744        |       | £65.00     |         |
| 1st floor    | Available    | 11,141        |       | £60.00     |         |
| <b>TOTAL</b> |              | <b>70,132</b> |       |            |         |

## Amenities

New reception and communal areas

New communal roof terrace

Extensively refurbished floor plates

Suspended LED lighting

Demised WCs

New shower and cycle facilities

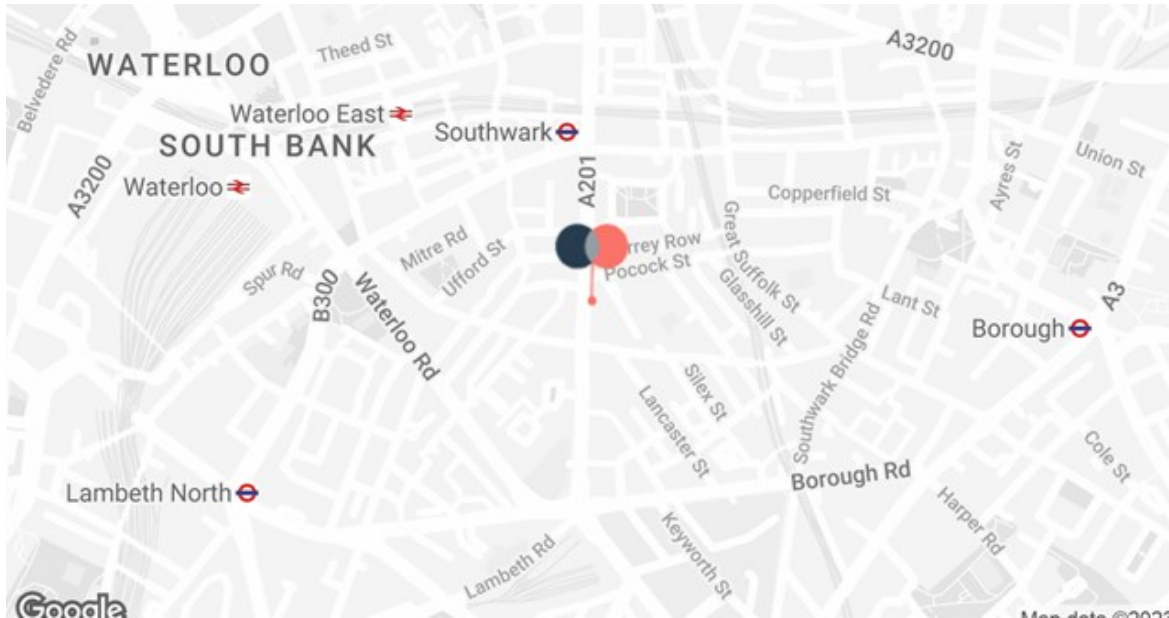
Fitted accommodation available (subject to negotiations)

Exposed a/c system

Raised floor

Excellent natural light





## Description

11,141 - 70,132 sq ft available

Friars Yard, 160 Blackfriars Road is a prominent building in the heart of the South Bank. The property is undergoing a dramatic transformation benefiting from a new reception and communal areas, state of the art cycle and shower facilities and an exceptional new communal roof terrace offering unrivalled views over Waterloo and the wider South Bank area.

Located within a 2 minute walk to Southwark underground station, in addition Waterloo and Blackfriars mainline stations are both within a 10 minute walk.

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## Further Information

New lease(s) available for a term by arrangement

|                           |                  |
|---------------------------|------------------|
| Rent                      | Service Charge   |
| £60.00 - £65.00 per sq ft | £13.46 per sq ft |

|                  |     |
|------------------|-----|
| Rates            | EPC |
| £20.60 per sq ft | A   |

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### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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