

USP.

Sea Containers
22 Upper Ground
London SE1 9PD

Fitted Offices To Let

7,741 - 15,495 SQ FT

Available Immediately

usp.london

020 3757 7777





Description

Plug and Play space near Waterloo

22 Sea Containers, Upper Ground forms part of the iconic Sea Containers development. Positioned on the South West elevation of the property the property benefits from unrivalled views towards the River and Waterloo.

Originally constructed in 2013, this contemporary office building provides exceptional office space moments from Blackfriars and Waterloo mainline stations. The floors are undergoing refurbishment to provide fully fitted & furnished accommodation. Alternatively we can provide a fully managed offering for a total cost of £175 per sq ft.



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Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
4th	Available	7,754		£65.00	
3rd	Under Offer	7,797		POA	
1st	Available	7,741		POA	

Amenities

Commissionaire

Fully fitted & furnished

Air conditioned

Demised WC's

Secure bicycle parking

Excellent natural light

Management option available (£175 per sq ft)

4 x lifts

LED lighting

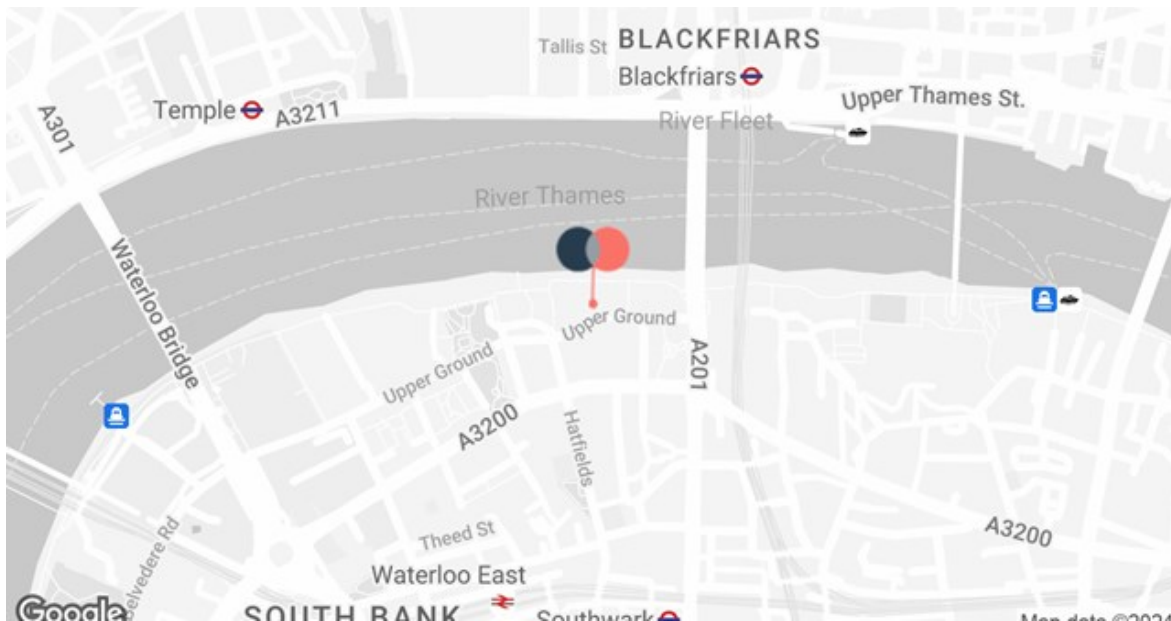
Raised floor (wood finished)

Shower facilities

River views

Access to meeting rooms, screening rooms, lounge space by arrangement





Location

Prominently positioned on the cross roads of Upper Ground and Barge House Street/ Hatfields Street close to Bernie Spain Gardens. This unique position provides unrivalled views over the Waterloo area and exceptional access to both Waterloo and Blackfriars mainline/underground stations.

In addition the river walk and North Bank are moments away allowing one to stretch their legs whilst enjoying London's iconic views. There is also an abundance of local amenities such as Borough Market, Flat Iron Square, Gabriel's Wharf, Southwark Street and the South Bank all within a comfortable 10 minutes walk.

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Further Information

New lease is available direct from the landlord

Rent

£65 per sq ft

Service Charge

£18.00 per sq ft

Rates

£25.00 (guide) per sq ft

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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 04/07/2025