

# USP.

The Circle , 13-16 Queen  
Elizabeth Street, London,  
SE1 2JE

**OFFICE FOR RENT OR SALE**  
**3,930 SQ FT**

usp.london  
020 3757 7777



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## Accommodation

Floor	Availability	Area (sq ft)
Ground	Available	2,834
Mezzanine	Available	1,096
<b>TOTAL</b>		<b>3,930</b>

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## Amenities

Self-contained

Refurbished

Excellent ceiling height at ground floor level

Demised WC's

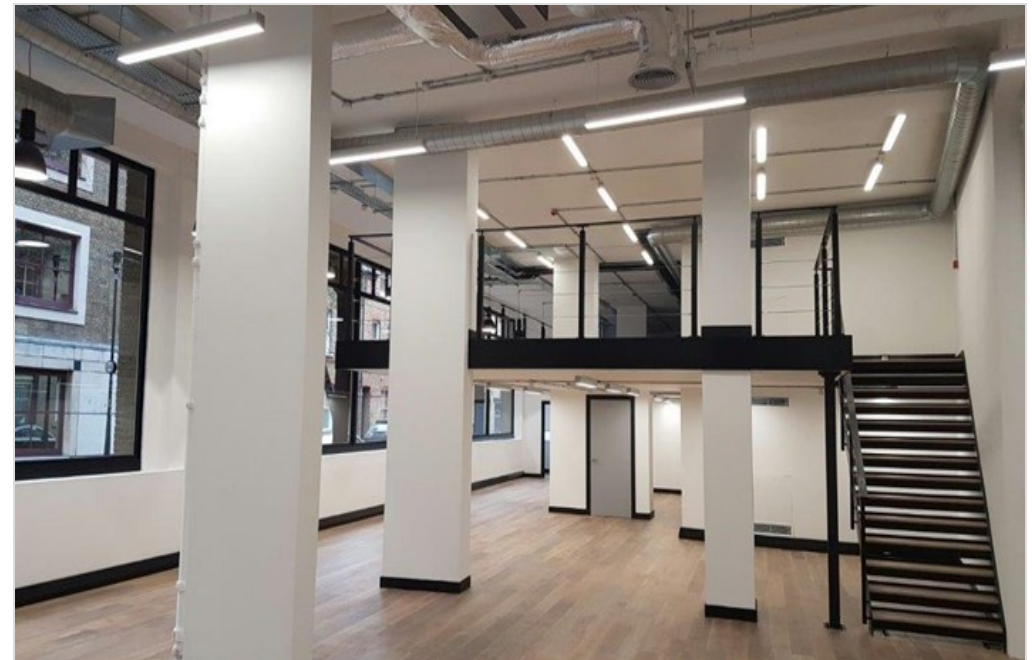
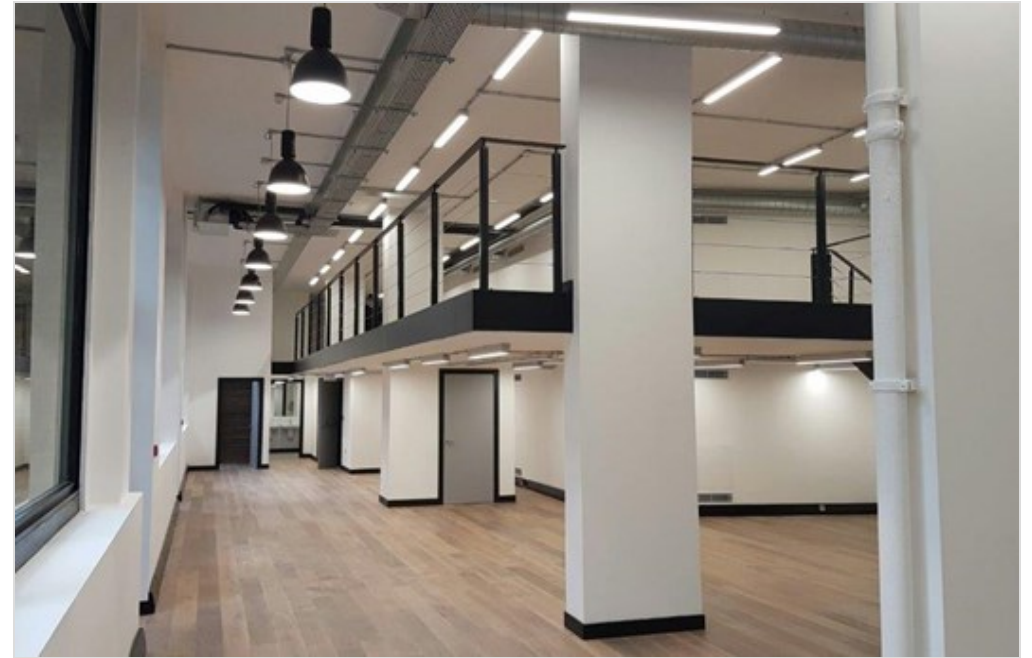
Demised shower

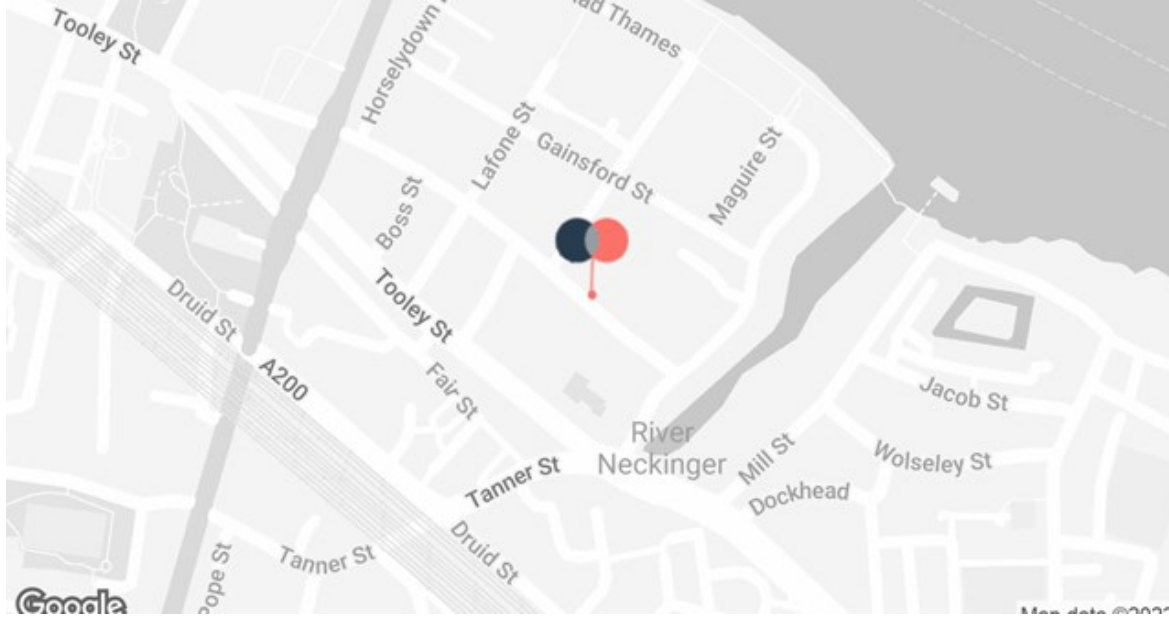
Bike racks

Parking by separate arrangement

Kitchen

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## Description

Self-contained office to let/for sale

The Circle is located in Butlers Wharf, an attractive district of the South Bank that is adjacent to the River Thames and immediately to the east of Tower Bridge. There is an excellent and diverse range of restaurants, cafes and bars in the vicinity to suit all budgets and occasions.

London Bridge Station (Northern, Jubilee Lines and National Rail) is located within a 10 minute walk.

The available accommodation offers self-contained, refurbished office space spread over ground and mezzanine levels.

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## Further Information

A new lease is available direct from the Landlord. Also available for sale by way of a 999 year long leasehold.

### Rent/Price

£52.50 per sq ft /  
£3,500,000

### Service Charge

c.£4.00 per sq ft

### Rates

£11.82 per sq ft

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