

# TO LET COMMERCIAL UNIT CLOSE TO WATERLOO STATION, SE1



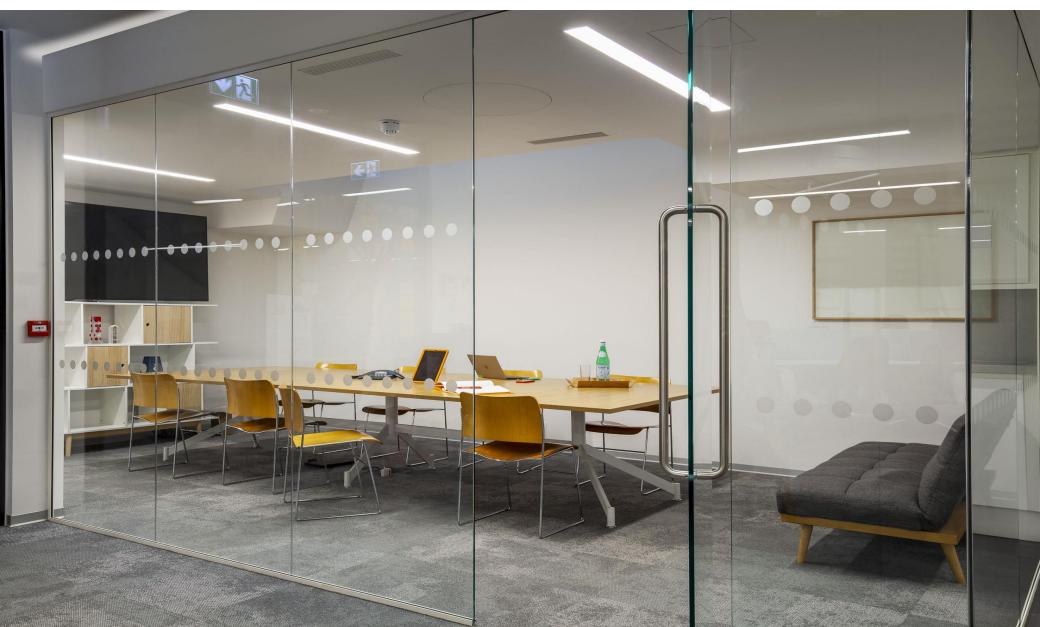
# MODERN OFFICE UNIT ARRANGED OVER THE LOWER GROUND FLOOR.

- OPEN PLAN AREA
- SUSPENDED LIGHTING
- AIR-CONDITIONING
- PRIVATE MEETING ROOM
- FITTED KITCHEN
- MODERN W.C / SHOWER
- CENTRAL LOCATION
- CLASS E (VARIETY OF USES)

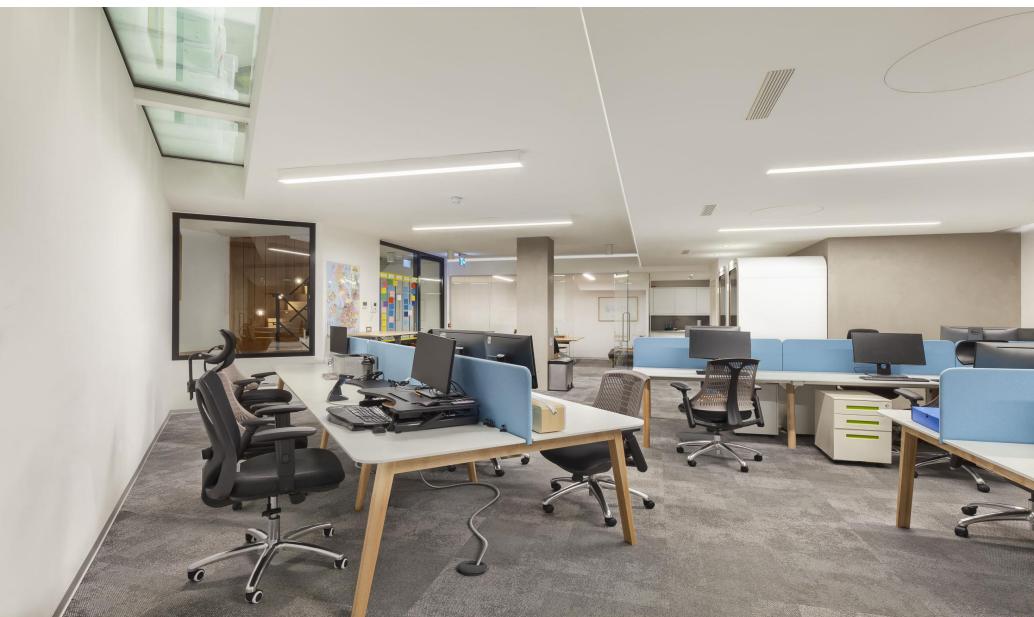
# WATERLOO AND LAMBETH NORTH STATIONS WITHIN WALKING DISTANCE.

35A WESTMINSTER BRIDGE ROAD, LONDON, SE1 7JB SIZE – 1,216 SQ FT LOWER GROUND FLOOR. RENTAL - £34,000 P.A EXCL (£28 per sq ft).

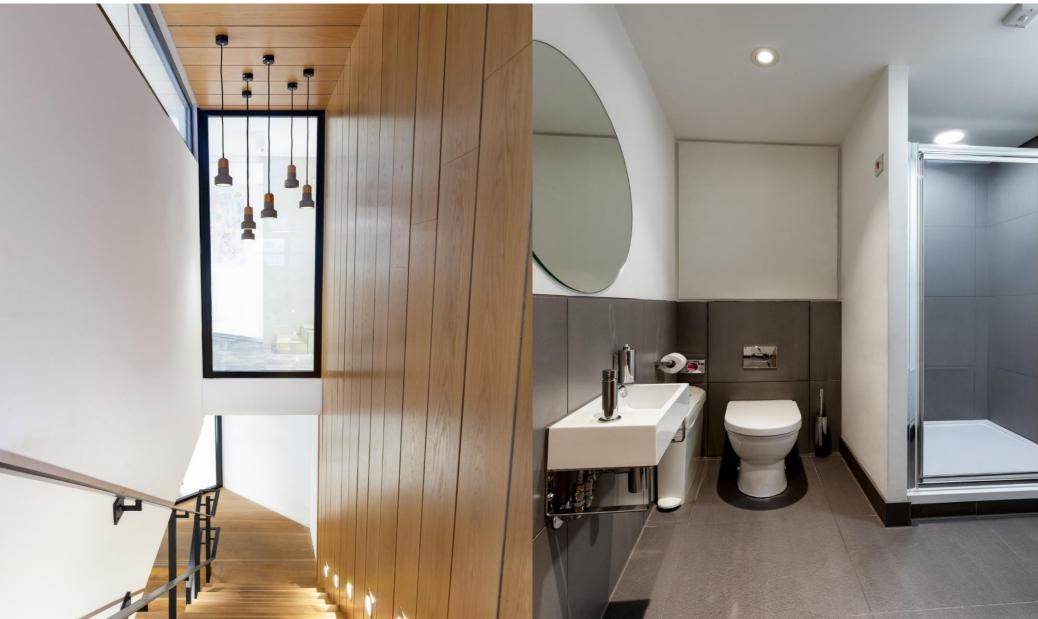


















### DESCRIPTION

A modern office suite arranged on the lower ground floor, predominantly open plan with the benefit of a large private meeting room. There is direct access to a large fitted kitchen, modern W.C with shower, and separate W.C

## LOCATION

Located at the eastern end of Westminster Bridge Road and close to the junction with Waterloo Road, Waterloo mainline and underground station is approximately 7-8 minutes walk with Lambeth North station (Bakerloo line) a short walk away. There are also numerous bus routes travelling in all directions to the West End, City and other destinations.

There is a host of attractions located along Waterloo Road, Lower Marsh, Blackfriars Road and The Cut to include several restaurants, bars, cafes and other amenities all within walking distane.

## **FLOOR AREA**

Lower Floor - 1,216 sq ft (113 sqm)

## TO LET

£34,000 per annum exclusive of all outgoings.

## TERM

A new lease offered on terms by arrangement.

Available to view now.

**MISREPRESENTATION ACT 1967** 

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



#### Naterioo Rd Waterloo Ambulance Station The Prince's Trust South London Centre Pearman St Waterloo Con Rd McLaren House H10 London Waterloo Banni Perspective Building 4.4 ★ (2025 Skin ( 4-star hote Afforda Morley St Private -aterloo 🥆

## Location

The property is located just off Westminster Bridge Road (A3202) close to the junction with Gerridge Street on the south side towards St. George's Circus. Waterloo mainline and underground station approximately 10 minutes walk. Lambeth North (Bakerloo line) approximately 6 minutes away.

## Rent

£34,000 per annum exclusive of all outgoings.

## Terms

New lease direct on terms by arrangement.

## VAT

VAT is payable on the rent, service charge.

#### Rates To be re-assessed

# Service Charge.

The annual service charge for 2025/26 is approximately £3 per sq ft.

## EPC

EPC asset rating = B- 45

## **Further Details**

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