

OFFICE UNIT TO LET CLOSE TO WATERLOO, LONDON SE1

Tel: 07885 912 982



Lower Ground Floor Office 258 Waterloo Road, London, SE1 8RG Approx. 3,200 sq. ft. (297 sqm)

Rent - £96,000 pa (£30 psf) Available now

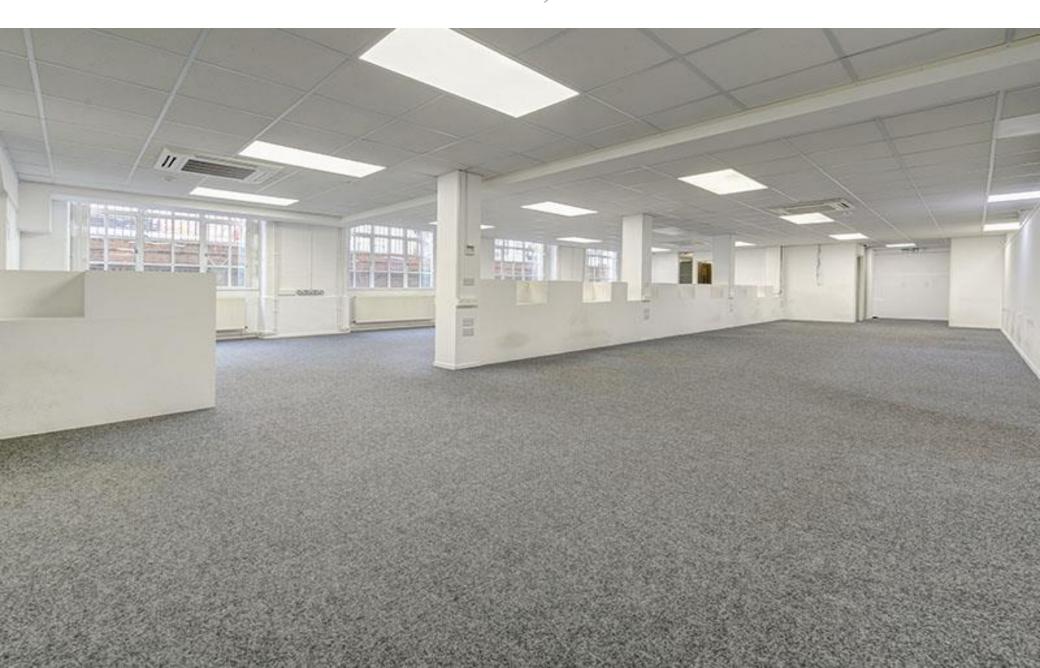
258 WATERLOO ROAD, LONDON SE1 8RG



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Location

Located at the southern end of Waterloo Road, close to the junction with Westminster Bridge Road and within walking distance to both Waterloo and Lambeth North stations.

There are a host of restaurants, bars and various attractions within close proximity to Waterloo Road.

Term

A new lease is available for a minimum term of three years on terms by arrangement.

Specifications

- Gas central heating
- Suspended ceiling
- **❖** Air-conditioning
- Open plan kitchen
- Server room
- ❖ 3 x private offices
- Security grills
- **❖** Alarm
- * W.C facilities / shower

VAT

VAT is payable on the rent and service charge

Rates

The Rateable Value for 2021/22 is £45,500. Therefore the rates payable is approximately £22,700.

EPC

EPC Rating = C - 64

Service Charge

Approx. £8,300 per annum

Rent

£96,000 per annum quoted exclusive of all outgoings.

Floor Areas

Approx. 3,200 sq ft (297 sqm)

Further Details

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