

## 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 distance.

## FLOOR AREA

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

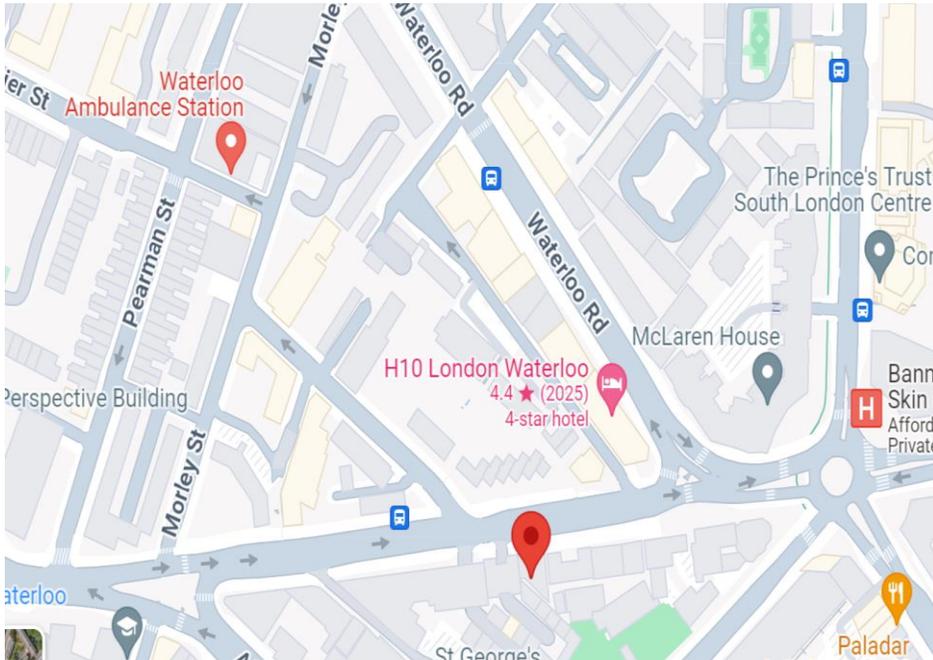
## TO LET

£34,000 per annum exclusive of all outgoings.

## TERM

A new lease offered on terms by arrangement.

Available to view now.



## 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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