

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).

Reduced Rent - £72,000 pa (£22.50 psf)
Available now

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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 2023/24 is £45,500. Therefore the rates payable is approximately £22,700.

EPC

EPC Rating = C - 64

Service Charge

Approx. £8,300 per annum

Rent

£72,000 per annum
quoted exclusive of all outgoings.

Floor Areas

Approx. 3,200 sq ft (297 sqm)

Further Details

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