

# 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

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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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