250 Waterloo Road, Waterloo, London, SE1 8UL

OFFICE TO LET | 18,623 sq ft





*CGI. For indicative purposes only

Location

Southbank is one of London's leading cultural hub and home to some of the capitals most renowned institutions.

The building is close to Waterloo which provides direct access to central London's four main office markets.

Description

The building is has been rebuilt around some of the existing structure. It provides high quality offices over the lower ground to third floors, with residential units above. There are contemporary fixtures throughout, including a striking new reception area. The building will be ready Q1 2018.

Floor Areas

Floor	sq ft	sq m
5th Floor	378	35
4th Floor	480	44
3rd Floor	Pre	Let
2nd Floor	6,006	558
1st Floor	5,985	556
Lower Ground, Ground & Mezzanine	5,774	536
TOTAL (approx.)	18,623	1,730

*Measurement in terms of *NIA

Rhys Evans, Partner



020 7025 1393

Joint Agents: Savills: 020 7499 8644

Rebecca Saxon, Agency Surveyor

020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2018

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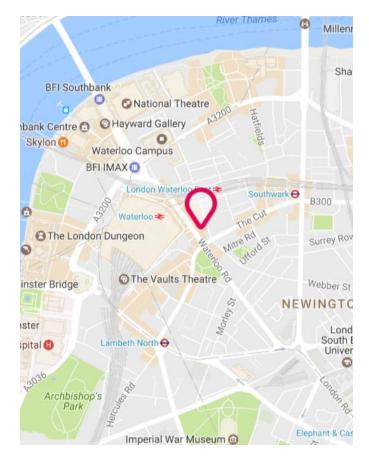




*CGI of ground floor reception



*Indicative 3D model



Terms

Tenure: Leasehold

New leases are available direct from the Lease:

landlord

Rent: Upon Application

Estimated at £18.00 psf pa 2017/2018 Rates:

Service Charge: £9.43 per sq ft per annum

Amenities

- · New build around shell and core
- · Grade A offices
- · Possible separate entrance on ground floor
- Large reception
- · Bike racks and shower facilities
- · Exposed services on the office floors

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