

**250 Waterloo Road,
Waterloo, London, SE1 8UL**



OFFICE TO LET | 5,774 - 18,623 sq ft



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 station and Southwark which provides direct access to central London's four main office markets.

Description

The building 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 features throughout, including a striking new reception, exposed services and full height glazing. Consideration will be given to splitting the 1st and 2nd floors giving c.3,000 sq ft.

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, Associate Partner

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.

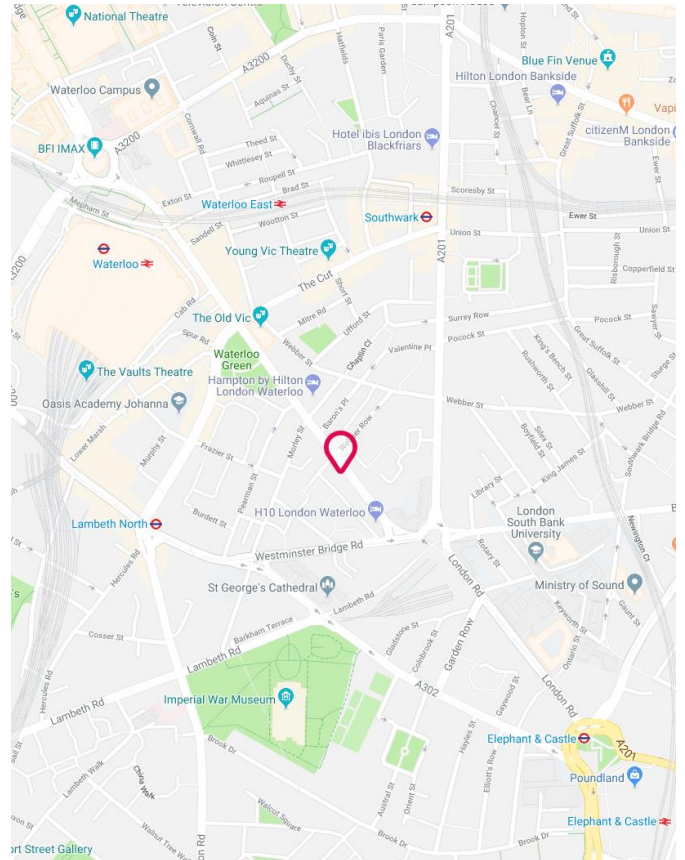
Subject to Contract June 2018

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	New leases are available direct from the landlord.
Rent:	From £55.00 - £65.00 psf pax
Rates:	Estimated at £18.00 psf pa 2017/2018
Service Charge:	£9.43 per sq ft per annum 2017/18
EPC	D

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
- 3m floor to ceiling height (ground floor)
- Floor to ceiling windows
- New VRF air conditioning
- New LED lighting
- New metal tile raised floor

Rhys Evans, Partner

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