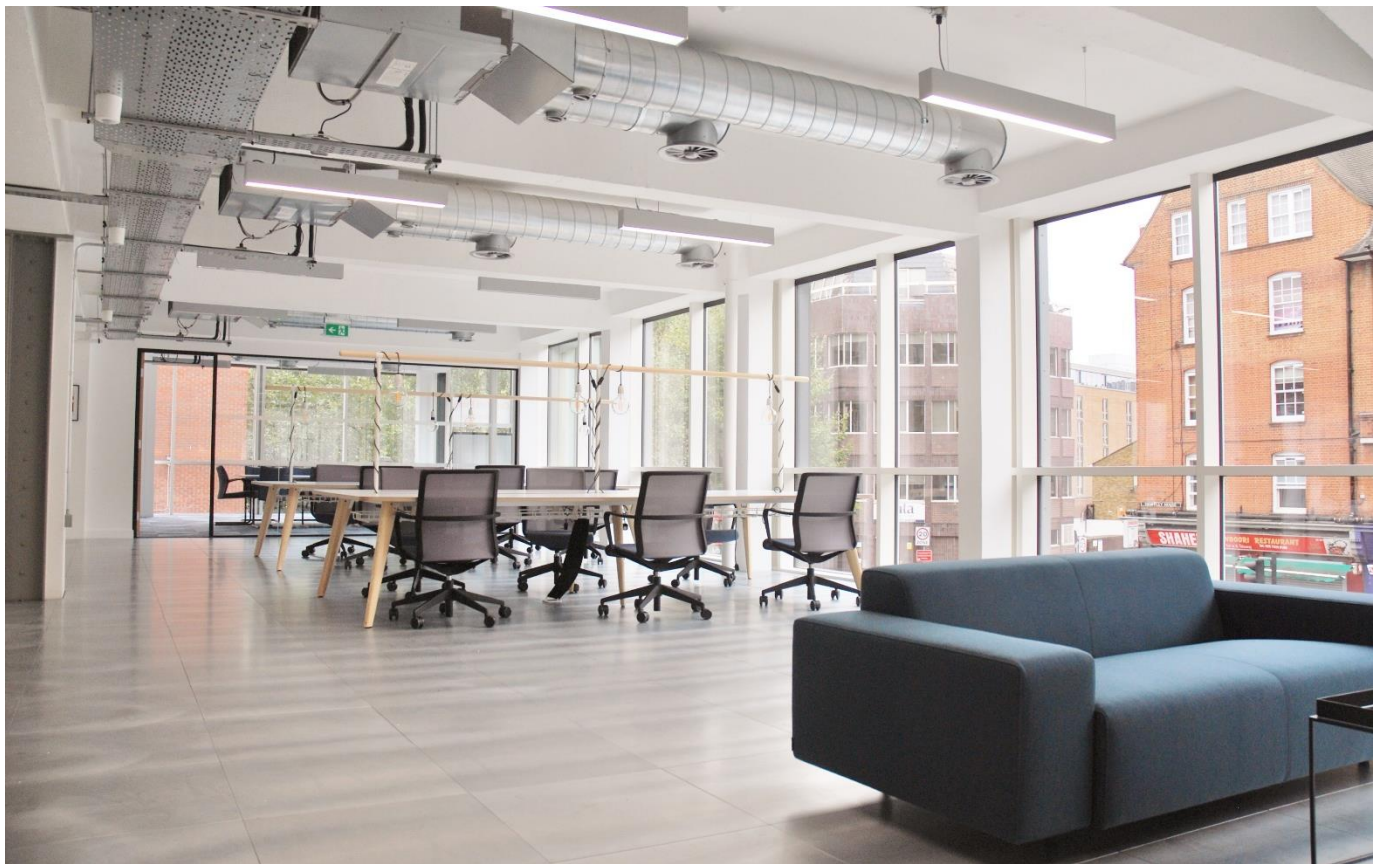


**250 Waterloo Road,**  
Waterloo, London, SE1 8RD



ONLY TWO FLOORS REMAINING | 6,036 – 12,122 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.


The 1<sup>st</sup> floor has been fitted out with a kitchen, boardroom and high quality furniture and desks for up to 80 stations.

## Floor Areas


Floor	sq ft	sq m	Status
5th Floor	378	35	Ancillary
4th Floor	480	44	Ancillary
3rd Floor	Pre	Let	LET
2nd Floor	6,086	565	Available
1st Floor	6,036	560	Available
Lower Ground, Ground & Mezzanine			LET
<b>TOTAL (approx.)</b>	<b>12,980</b>	<b>1,206</b>	

\*Measurement in terms of \*NIA

Rhys Evans, Partner


 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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](http://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 2024

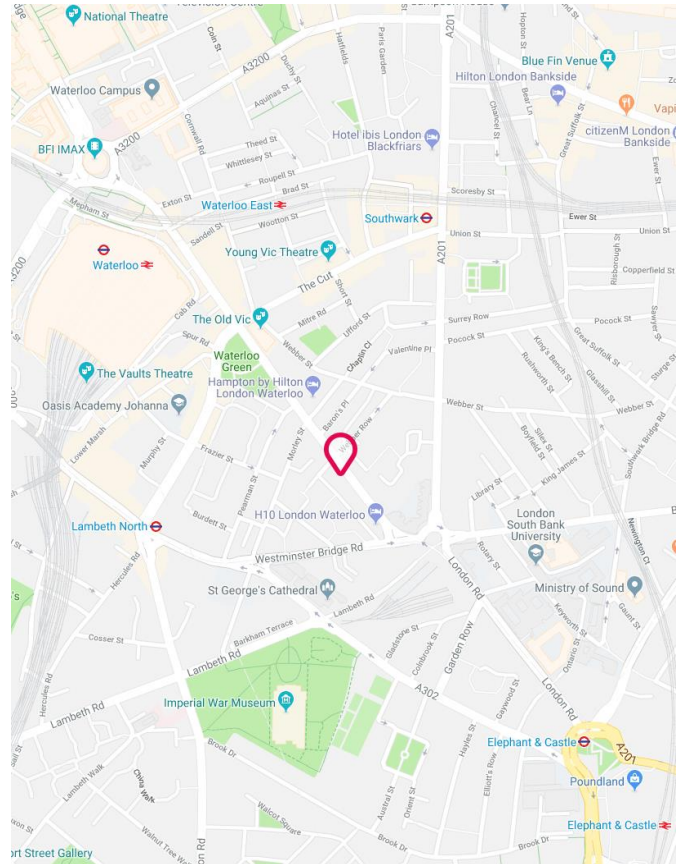
 020 7025 1390

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## Terms

Tenure:	Leasehold
Lease:	New flexible leases are available direct from the Landlord.
Rent:	£44.50 psf pax
Rates:	Estimated at £22.11 psf pa
Service Charge:	£9.50 per sq ft
EPC	C



## Amenities

- Grade A offices or Fully fitted offices
- Large manned reception
- Bike racks and shower facilities
- Ancillary meeting rooms on the 4th and 5th floors

Rhys Evans, Partner

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 revans@monmouthdean.com

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