

250 Waterloo Road, Waterloo, London, SE1 8UL



OFFICE TO LET | 24,284 sq ft



*Schematic of front elevation

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 currently being rebuilt around some of the existing structure. It will provide high quality offices, the lower ground to third floors, with residential units above. Contemporary fixtures will be used throughout, including a striking new reception area. The building will be ready in Autumn 2017.

Floor Areas

| Floor | sq ft | sq m |
|------------------------|---------------|--------------|
| 3rd Floor | 6,006 | 558 |
| 2nd Floor | 6,006 | 558 |
| 1st Floor | 5,985 | 556 |
| Mezzanine Level 2 | 323 | 30 |
| Mezzanine Level 1 | 2,131 | 198 |
| Ground Floor | 1,830 | 170 |
| Reception | 753 | 70 |
| Lower Ground Floor | 1,249 | 116 |
| TOTAL (approx.) | 24,284 | 2,256 |

*Measurement in terms of *NIA

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: Savills: 020 7499 8644

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 April 2017

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

250 Waterloo Road, Waterloo, London, SE1 8UL



OFFICE TO LET | 24,284 sq ft



*Existing building



*Indicative 3D model



Terms

| | |
|-----------------|--|
| Tenure: | Leasehold |
| Lease: | A new lease is available direct from the landlord. |
| Rent: | Upon Application |
| Rates: | Upon Application |
| Service Charge: | Upon Application |

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

Rhys Evans, Partner

020 7025 1393

revans@monmouthdean.com

Joint Agents: Savills: 020 7499 8644

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2017

020 7025 1390



10 Golden Square London W1F 9JA



41 Lothbury London EC2R 7HG