

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



OFFICE TO LET | 24,284 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 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	Let
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

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 November 2017

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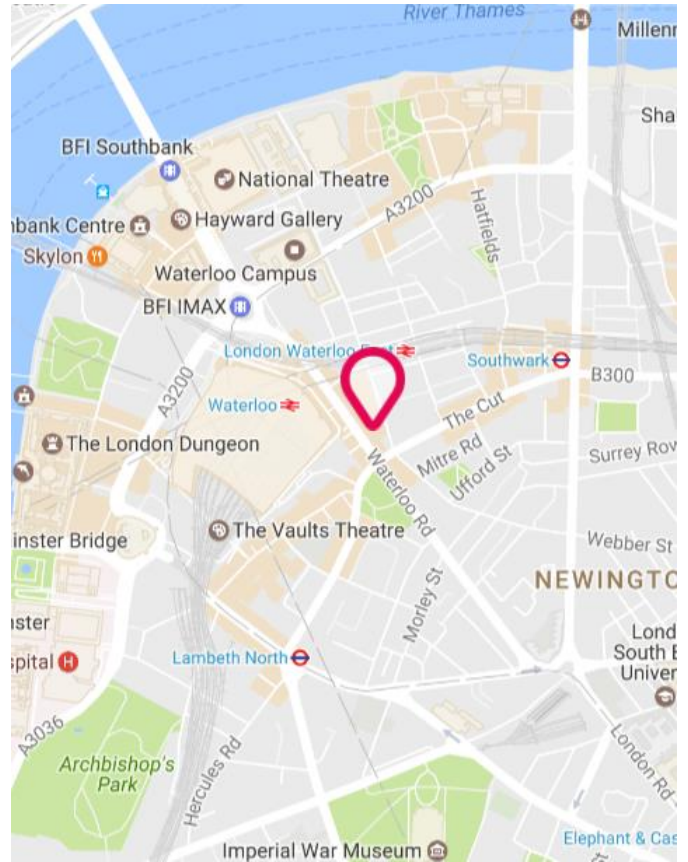
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*CGI of ground floor reception



*Indicative 3D model



Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord.
Rent:	Upon Application
Rates:	Estimated at £18.00 psf pa 2017/2018
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

Rhys Evans, Partner

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