

**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

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

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



OFFICE TO LET | 18,623 sq ft



*CGI of ground floor reception



*Indicative 3D model



Terms

Tenure:	Leasehold
Lease:	New leases are 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

📞 020 7025 1393
✉️ revans@monmouthdean.com
Joint Agents: Savills: 020 7499 8644

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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 January 2018