

**Southbank Central, Stamford Street,  
Waterloo, London, SE1 9LS**



**OFFICE TO LET | 4,686 sq ft**



## Location

Southbank Central is conveniently located on Stamford Street moments away from London's historic riverbank.

Waterloo (Bakerloo, Jubilee, Northern and Waterloo and City lines) and Southwark (Jubilee line) underground stations are both within easy walking distance as well as Waterloo East station.

## Floor Areas

Floor	sq ft	sq m
2nd Floor	4,686	434.34
<b>TOTAL (approx.)</b>	<b>4,686</b>	<b>434.34</b>


\*Measurement in terms of \*NIA

## Description


The 2nd floor has recently been refurbished to provide fully fitted Grade A office accommodation. The space benefits from two open plan work areas as well as a large boardroom, three meeting rooms and a couple of private offices.

Available now.


**James Hendry, Associate Partner**

 020 7025 1395

**Christos Lemos, Agency Surveyor**

 020 7025 8941

**Georgia Mason, Agency Surveyor**

 020 7025 8945

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.

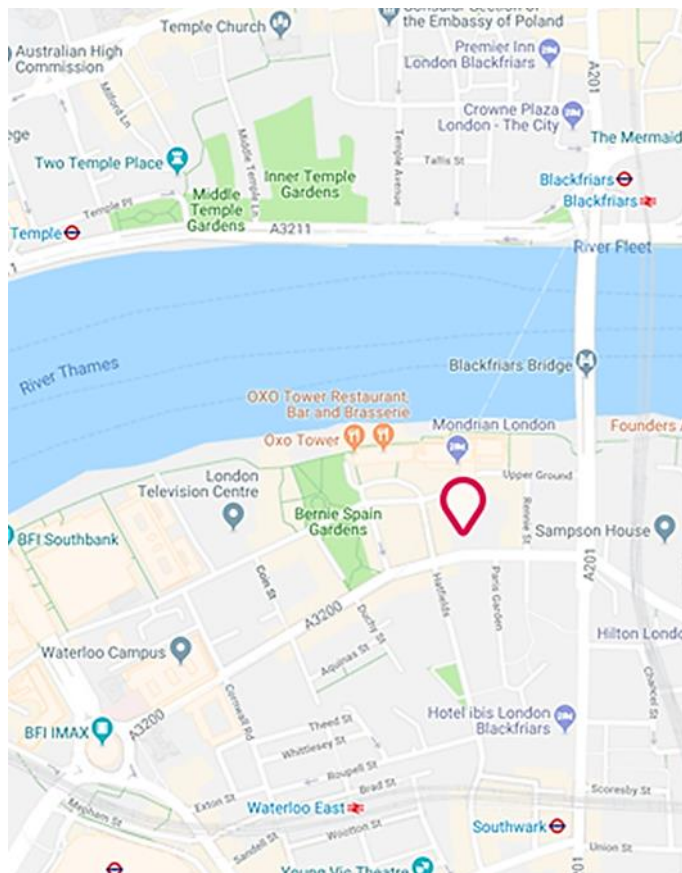
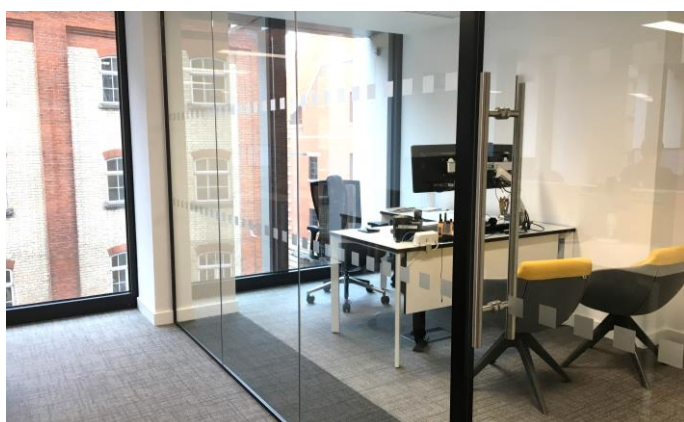
**Subject to Contract April 2018**

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## Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until February 2027 with a tenant only option to determine in February 2022.
Rent:	£55.00 psf pax
Rates:	Estimated at £26.27 psf pa (2018/2019)
Service Charge:	Approximately £12.00 psf pax
EPC Rating:	B

## Amenities

- Fully fitted
- Manned reception
- Boardroom
- Kitchen
- Break-out space
- Showers
- Bike storage
- 2 large lifts

**James Hendry, Associate Partner**

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