

**WILTSHIRE
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**WATERLOO HOUSE
207 WATERLOO ROAD, LONDON SE1**

OFFICE SUITE TO LET



**1,100 sq ft/400 sq ft
(or possibly 1,700 sq ft)**

**LOCATION**

Waterloo House Business Centre is a 5-storey modern red brick office building, situated on the East side of Waterloo Road at its junction with Webber Road. The building is just 5 minutes' walk from Waterloo International Mainline and Lambeth North Tube Stations and is also served by several major bus routes, making it extremely well connected for access into all areas of London.

ACCOMMODATION

The available accommodation comprises part third floor of 1,100 sq ft providing two self-contained offices with a reception area; alternatively, this could be split to offer circa 400 sq ft with its own entrance. Additionally, there is car parking available to the rear of the property. We understand there is a further 600 sq ft adjacent to this suite which is available should there be a requirement for 1,700 sq ft.

AMENITIES

- * Newly refurbished suite
- * Virgin fibre in place
- * Fully equipped gym
- * Under floor cabling
- * Air conditioning
- * Body sensor movement lightning
- * Secure access 4-person passenger lift
- * Manned entrance (although currently on furlough)
- * Car parking

LEASE

Assignment of a 5-year lease expiring March 2025 or sublet of part for a term by arrangement.

RENT

£35.00 per sq ft

RATES

£16.50 per sq ft

SERVICE CHARGE

£13.75 per sq ft

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559
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