

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



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

**BRIGHT REFURBISHED MODERN OFFICES
WITH ON-SITE GYM AND PARKING
5 MINUTES FROM WATERLOO STATION**



428 sq ft / 738 sq ft / 1,166 sq ft or 1,766 sq ft

**LOCATION**

Waterloo House 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 incredibly bright refurbished office space located on the third floor as follows:-

Suite A	428 sq ft	39.76 sq m
Suite B	733 sq ft	68.89 sq m
Suite A & B	1,161 sq ft	107.85 sq m

There is an adjacent suite of 600 sq ft that could be combined therefore giving the entire floor of 1,761 sq ft/ 163.60 sq m approximately

AMENITIES

- * Refurbished office floor
- * Virgin fibre in place
- * Fully equipped gym in the building
- * Under floor cabling
- * Air conditioning
- * Body sensor movement lightning
- * Secure access 4-person passenger lift
- * Manned entrance
- * On site 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 joint sole agents

Wiltshire Daniels
Daniel Isaacs
020 7529 5559
dbi@wiltshiredaniels.com

Occupa
Alexander Reuben
020 7100 7500
alex@occupa.co.uk

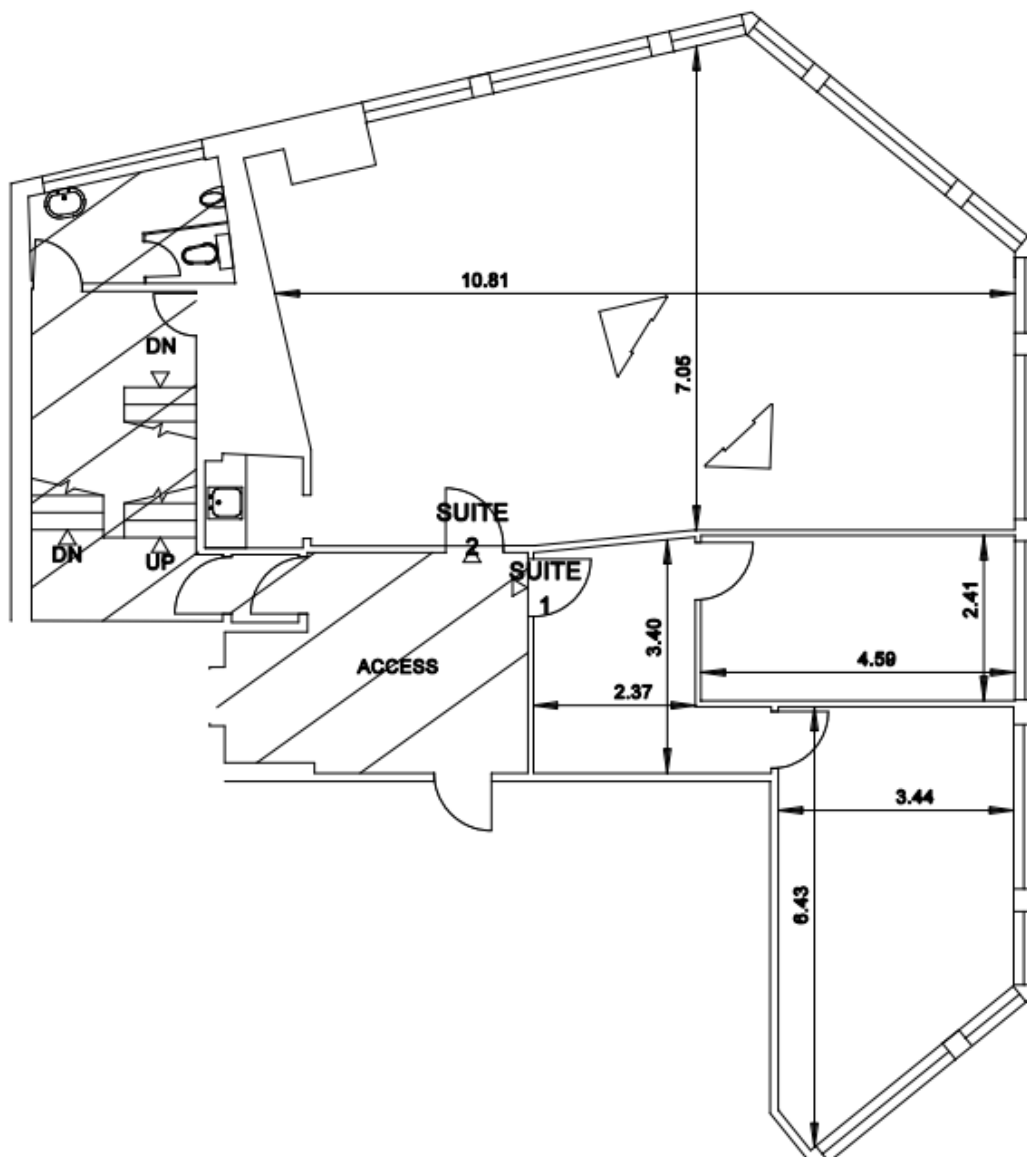


SUITE 1

Gross Internal Area = 39.7 sq. metres
428 sq. feet

SUITE 2

Gross Internal Area = 68 sq. metres
733 sq. feet



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