

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



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

**Exceptional value refurbished modern offices  
with manned entrance, air conditioning,  
on-site gym and car parking**

**5 MINUTES FROM WATERLOO STATION**



**RENT ONLY £35.00 PER SQ FT**

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

**LOCATION**

Waterloo House comprises a modern brick office building on the East side of Waterloo Road at its junction with Webber Road. Located 5 minutes' walk from Waterloo International Mainline and Lambeth North Tube Stations, 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 & light refurbished office space located on the third floor as follows: -

Part suite B	428 sq ft	39.76 sq m
Part suite B	733 sq ft	68.89 sq m
<b>Total suite B</b>	<b>1,161 sq ft</b>	<b>107.85 sq m</b>

There is an adjacent **suite A** of 600 sq ft that could be combined providing the entire floor of **1,761 sq ft/ 163.60 sq m** approx.

**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**

Expiring March 2025 or shorter term 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

**VIEWING**

By appointment through joint sole agents

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

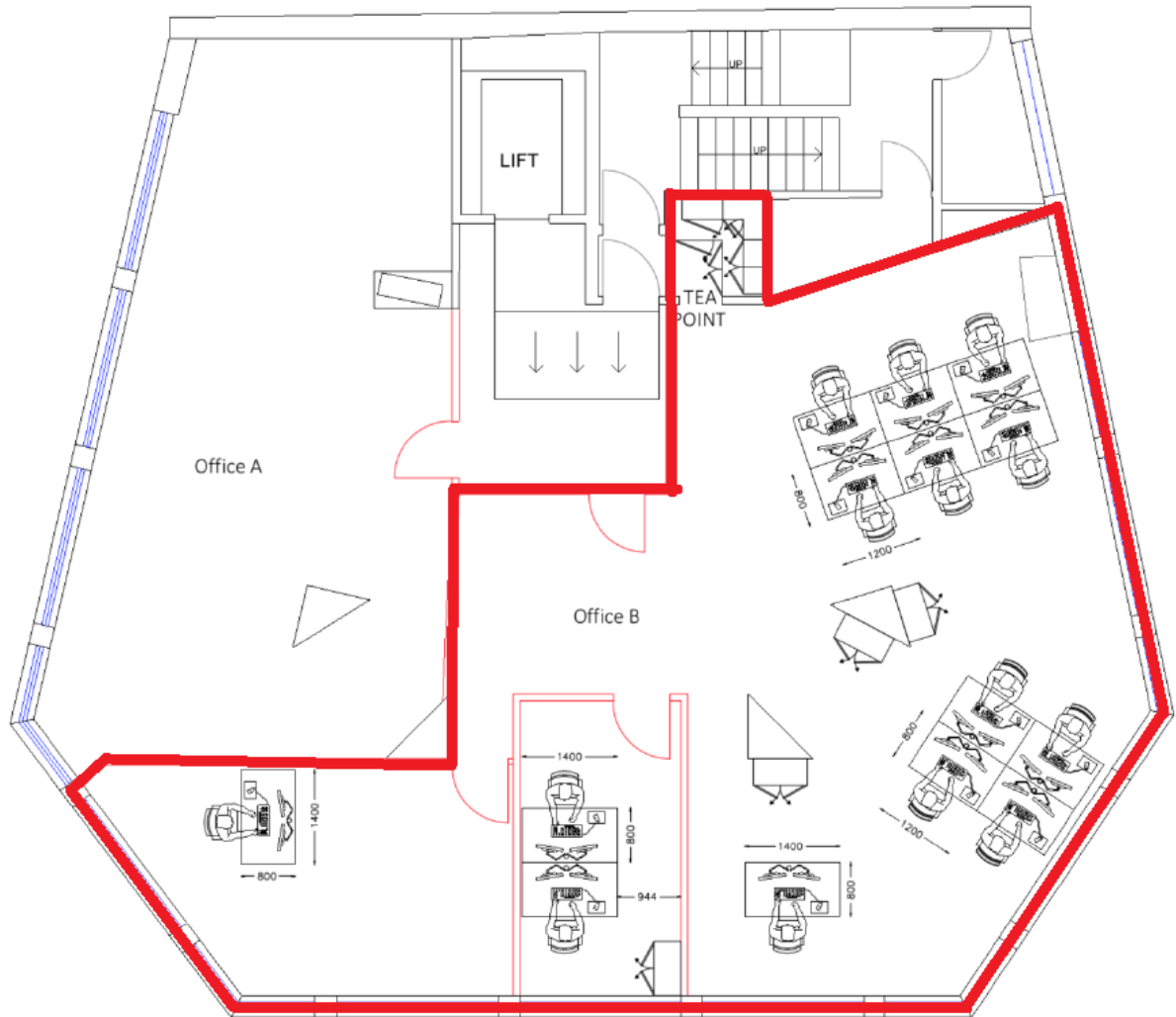
Occupa  
Alexander Reuben  
020 7100 7500  
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Waterloo House - 3rd floor - Option B.1 - New partitions - 21-01-20



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