

# OFFICE UNIT TO LET CLOSE TO WATERLOO, LONDON SE1

### Tel: 07885 912 982



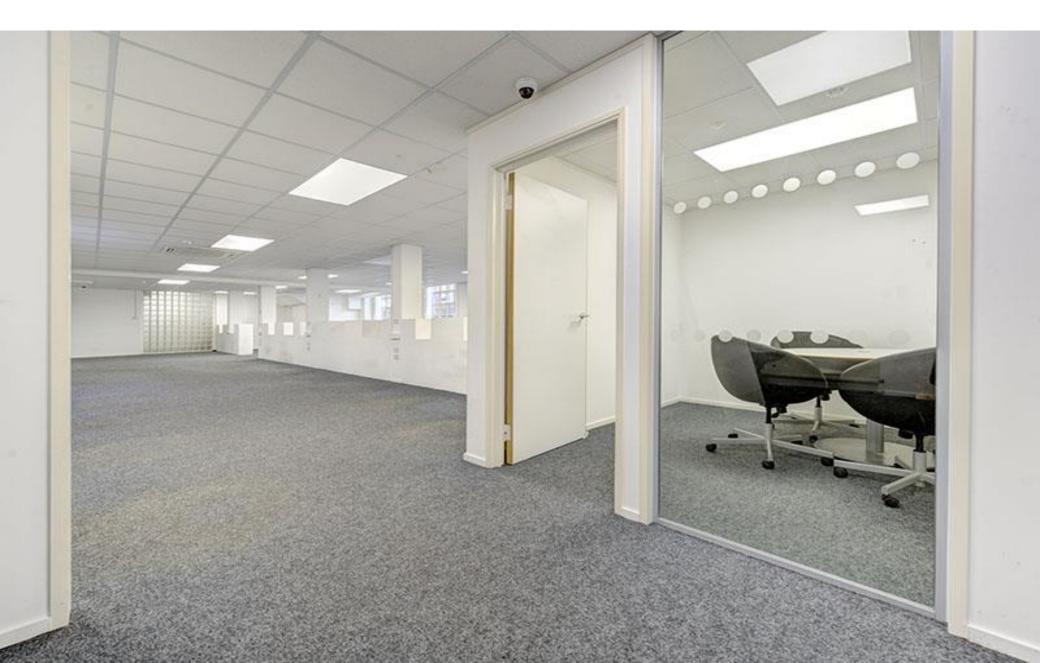
Lower Ground Floor Office 258 Waterloo Road, London, SE1 8RG Approx. 3,200 sq ft (297 sqm).

Reduced Rent - £72,000 pa (£22.50 psf) Available now

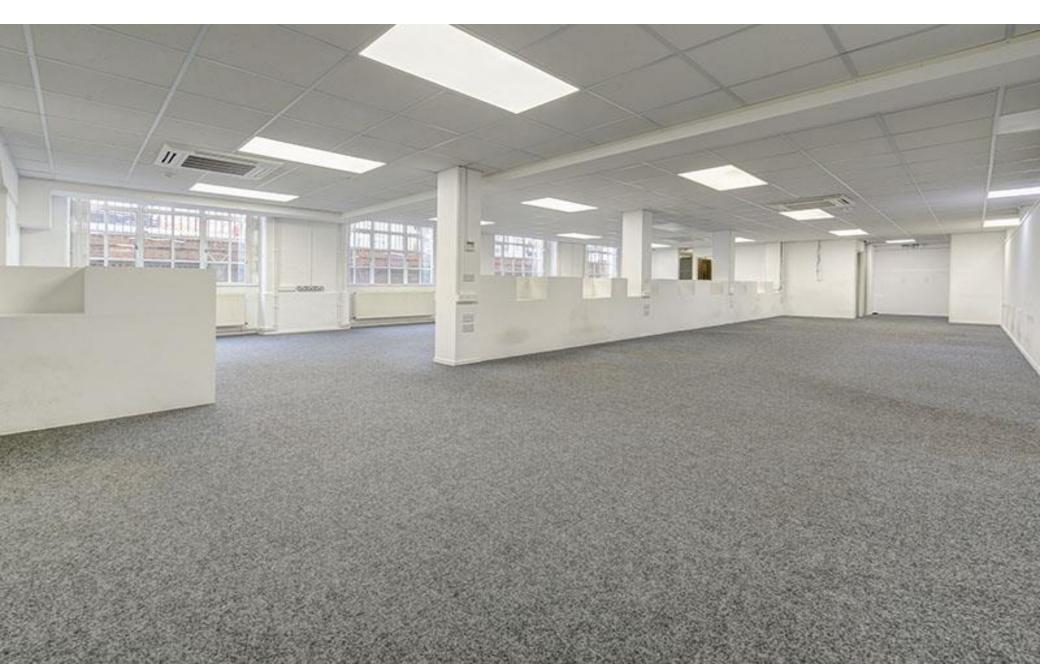
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#### Location

Located at the southern end of Waterloo Road, close to the junction with Westminster Bridge Road and within walking distance to both Waterloo and Lambeth North stations.

There are a host of restaurants, bars and various attractions within close proximity to Waterloo Road.

#### Term

A new lease is available for a minimum term of three years on terms by arrangement.

#### \* Specifications

✤ Gas central heating

- Suspended ceiling
- \* Air-conditioning
- Open plan kitchen
- Server room
- ✤ 3 x private offices
- Security grills
- ✤ Alarm
- ✤ W.C facilities / shower

### VAT

VAT is payable on the rent and service charge

#### Rates

The Rateable Value for 2023/24 is £45,500. Therefore the rates payable is approximately £22,700.

**EPC** EPC Rating = C - 64

#### Service Charge Approx. £8,300 per annum

Rent

£72,000 per annum quoted exclusive of all outgoings.

**Floor Areas** Approx. 3,200 sq ft ( 297 sqm)

#### **Further Details**

Ian Lim E: ian@limcommercial.com Tel: 07885 912 982 www.limcommercial.com

#### **MISREPRESENTATION ACT 1967**

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.