

FIELD & SONS

COMMERCIAL

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**SMALL SELF CONTAINED GROUND FLOOR
COMMERCIAL E-CLASS UNIT TO LET
(A VERY SHORT WALK FROM
WATERLOO STATION)**



**OSPRINGE HOUSE, WOOTTON STREET,
LONDON SE1 8TP.
696 SQ FT (64.7 SQM)**

Very well located small ground floor commercial suite located just off Cornwall Road, to the east of Waterloo Road directly opposite Waterloo East station and also within a very short walk of Waterloo station itself. The premises are also close to the various attractions of the Southbank and the numerous restaurants and bars along The Cut.

The premises comprises a self-contained ground floor office within this predominantly residential block and is arranged as a main split level open plan area plus kitchen, two w.c.s (including disabled), shower and a small storage room.

The approximate Net Internal Area is 696 sq ft (64.7 sq m).

OSPRINGE HOUSE, WOOTTON STREET

Amenities include:

- Gas central heating
- Category 5 cabling
- Kitchen area
- Two w.c.s (inc. disabled)
- Shower
- Ceiling fluorescent lighting
- Storage room
- Entryphone
- Own ground floor entrance

USE

Suitable for a wide variety of uses under Use Class E including office, retail, fitness and medical.

New lease on terms by arrangement.

RENT

£17,400 per annum, exclusive of all outgoings

BUSINESS RATES

The Rateable Value is £8,100 and therefore qualifying small businesses will pay nil rates. Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

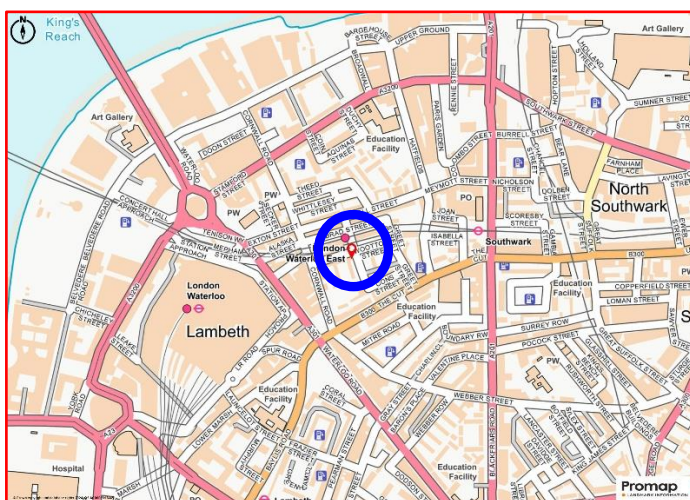
EPC Asset Rating = 115 (Band E).

FURTHER DETAILS

For further details please contact :

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