

### 250 Waterloo Road, SE1 8RD

6,036 – 6,086 Sq Ft.

#### Description

The building has been rebuilt around some of the most existing structures. It provides high quality offices over the LG to 3<sup>rd</sup> floors, with residential units above. There are contemporary features throughout, including a striking new reception, exposed services and full height glazing. Consideration will be given to splitting the 1<sup>st</sup> and 2<sup>nd</sup> floors, giving 3,000 sq ft.

The 1<sup>st</sup> floor has been fitted out with a kitchen, boardroom and high-quality furniture and desks for up to 80 workstations.

#### Location

Southbank is one of the leading cultural hubs and home to some of the capitals most renowned institutions.

The building is close to Waterloo Station and Southwark, which provides direct access to Central London's four main office markets.

#### Specification and Amenities

- New build around shell and core
- Grade A offices
- Large reception
- Fitted 1<sup>st</sup> floor for up to 80 workstations
- Bike racks and shower facilities
- Exposed services on the office floors
- Floor to ceiling windows
- New VRF air conditioning
- New LED lighting
- New metal tile raised floor
- Fully fitted options available



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## Schedule of Areas

Floor	Sq Ft.	Sq. m.	Available
2nd	6,086	565	Immediately
1st	6,036	560	Immediately

## Lease Options

New flexible leases are available direct from the landlord.

## Financials

**Rent:** £57.50 per sq ft.

**Rates:** Estimated £22.11 per sq ft.

**S/C:** £9.50 per sq ft.

## Viewings

Strictly by appointment through SHB.



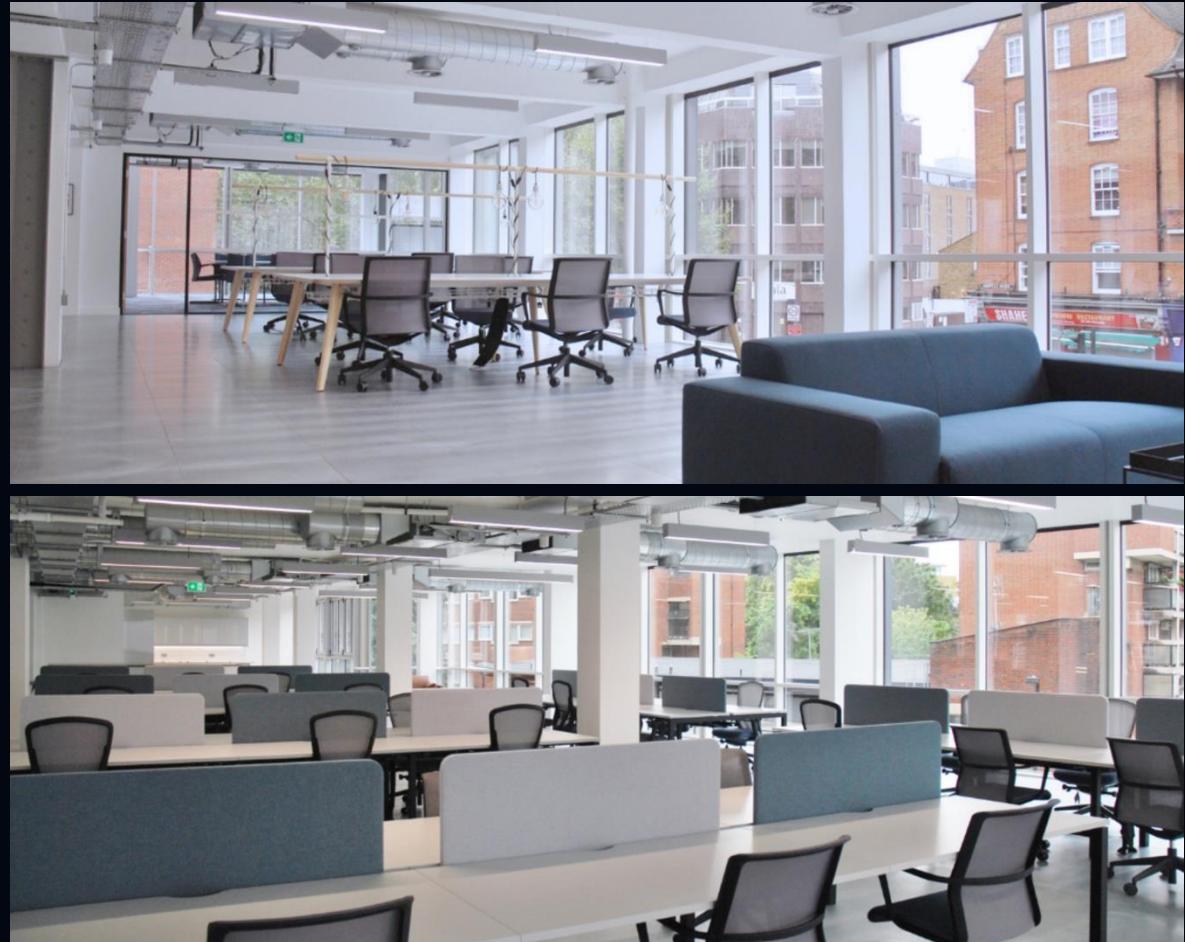
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