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45-46 Lower Marsh

Small Waterloo Office

559 sq ft | 52 sq m

Small first floor to let

45-46 Lower Marsh

Small Waterloo Office

Location

The property is located towards the eastern end of Lower Marsh, close to the junction with Westminster Bridge Road. Waterloo mainline and underground stations are within a short walk and Lambeth North underground is approximately 200m to the south east.

Lower Marsh is a historic street which has undergone significant regeneration and the various attractions of the Southbank are within walking distance to the north.

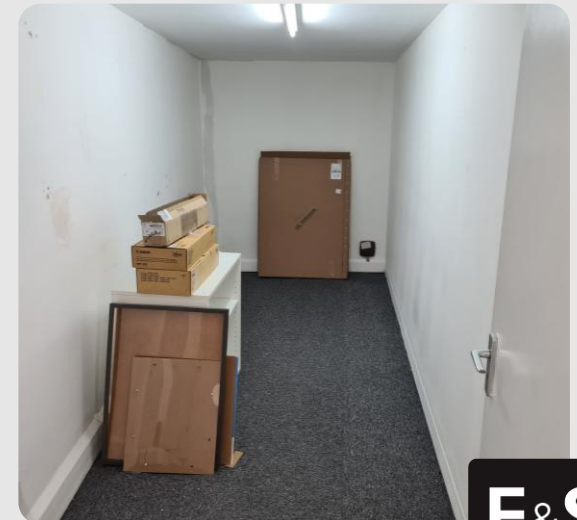
Description

Comprises the first floor rear of this mid-terrace period commercial building.

Arranged as a main office space, meeting room and storage area. Accessed via the communal ground floor entrance with stairs to the upper floors.. The overall approx. floor area is 559 sq ft (52 sqm).

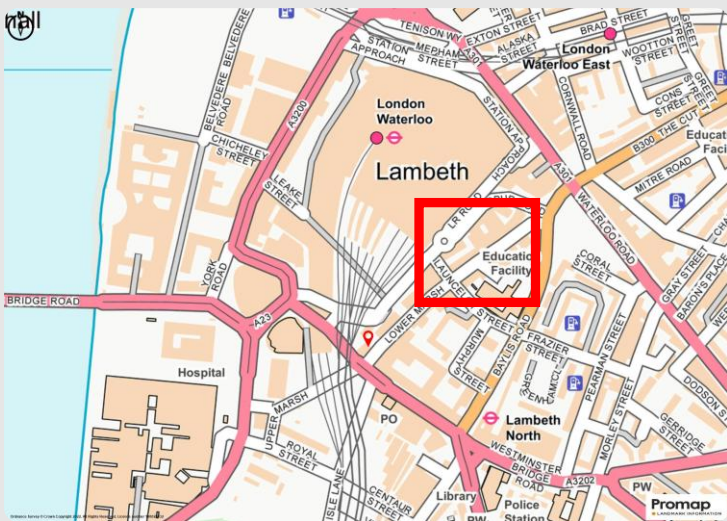
Amenities

- Gas central heating
- Suspended ceiling with recessed Cat. II lighting
- Perimeter trunking
- W.Cs and kitchen in common parts
- Excellent natural light
- Close to Waterloo station



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Tenure

New direct lease on terms by arrangement.

Rent

£24,000 per annum. VAT applicable. Utilities are included in the service charge.

Business rates

Rates payable for the year 2026/27 are approximately £8,730. (Ratable value £19,750).

Service charge

Currently £7,120 per annum INCLUDING Utilities and building maintenance etc.

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