

170 Westminster Bridge Road, London **SE1 7RW**

TO LET



3,423 SQ FT
(318 SQ M)

**Lambert
Smith
Hampton**

Description

Spacious lower ground floor unit with stairs & lift access. Configured with two large studio rooms, breakout area & generous shower facilities.

Specification

- Direct access, self-contained unit
- DDA compliant lift to lower ground
- Air-conditioning
- Excellent floor to ceiling facilities
- Exposed Services and hardwood flooring
- Flexible Use Class



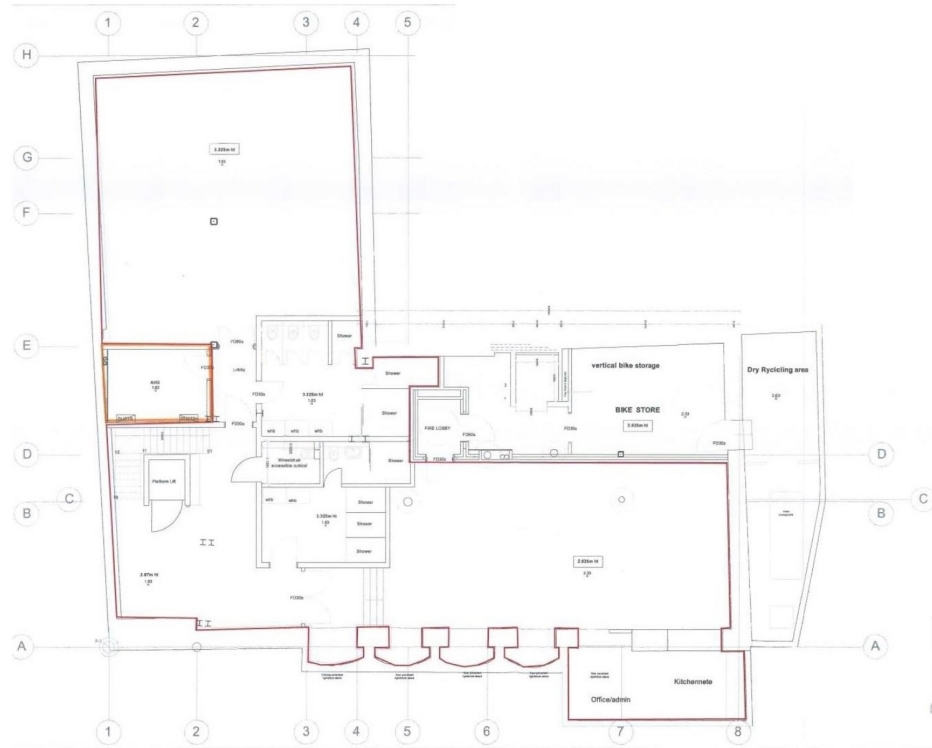
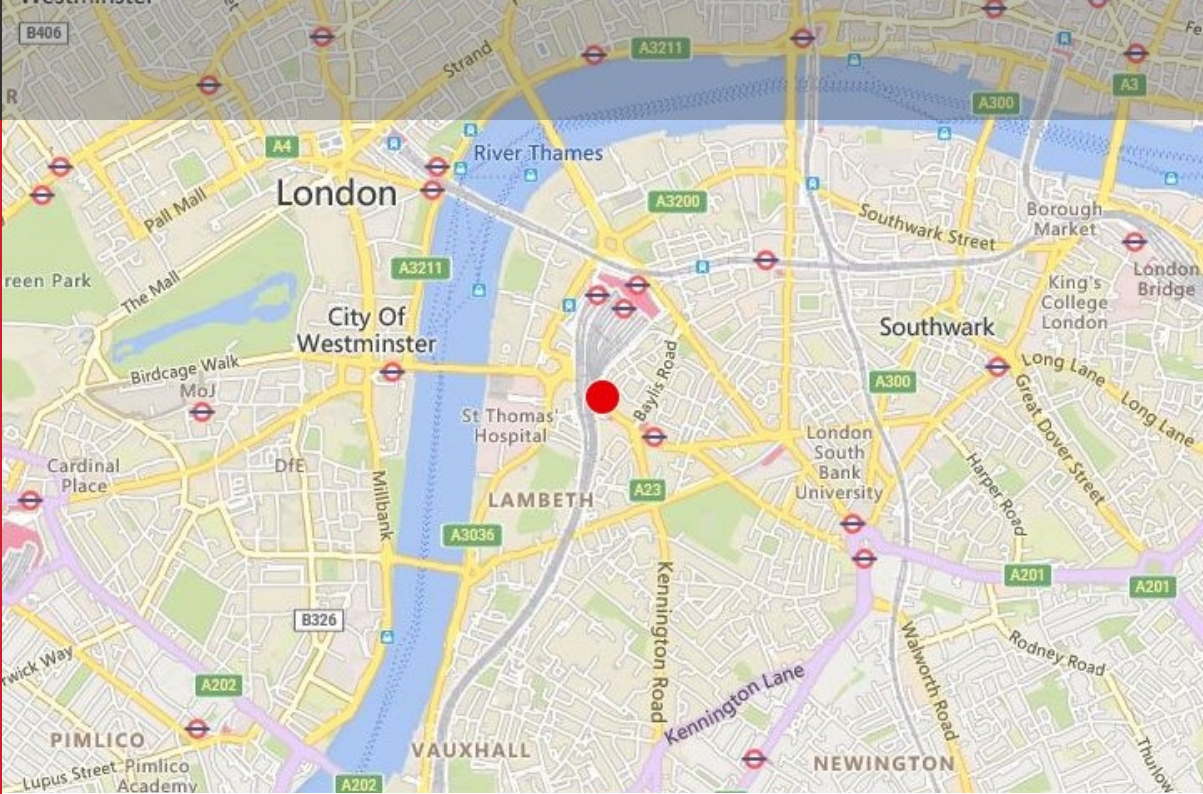
Location

Situated on the corner of Westminster Bridge Road & Lower Marsh Street, 170 Westminster Bridge Road is conveniently located within range of a number of residential, commercial, and leisure facilities.

The unit is within a 5 minute walk of Waterloo Underground & National Rail Station.

Accommodation

	Sq Ft	Sq M
Lower Ground Floor	3,423	318
TOTAL (NIA)	3,423	318



SE1 7RW



Additional Information

EPC

A-24

RENT

£25.00 Per Sq Ft

BUSINESS RATES

£6.62 Per Sq Ft

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

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