

Workplace Co.

**35A WESTMINSTER BRIDGE ROAD**

WATERLOO, LONDON, SE1 7JB

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# 35A WESTMINSTER BRIDGE ROAD

This self-contained property benefits from its own entrance and is arranged over ground and lower ground floors. With a private courtyard demised to the space, both floors are modern, bright and airy. The space has been recently redecorated and is fitted with desks. There is a large 10-person meeting room fitted on the LG floor, other amenities include a kitchenette, demised WC's and a shower.

Available by way of a **new lease** directly from the landlord

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
Ground & Lower Ground	2,378	£37.80	£13.43	£2.40	£10,628	£127,532

Also available as a fully managed lease from £17,750 pcm managed by **WORKPLACE+**

Also available for purchase, offers in excess of £1,300,000

## Key Features

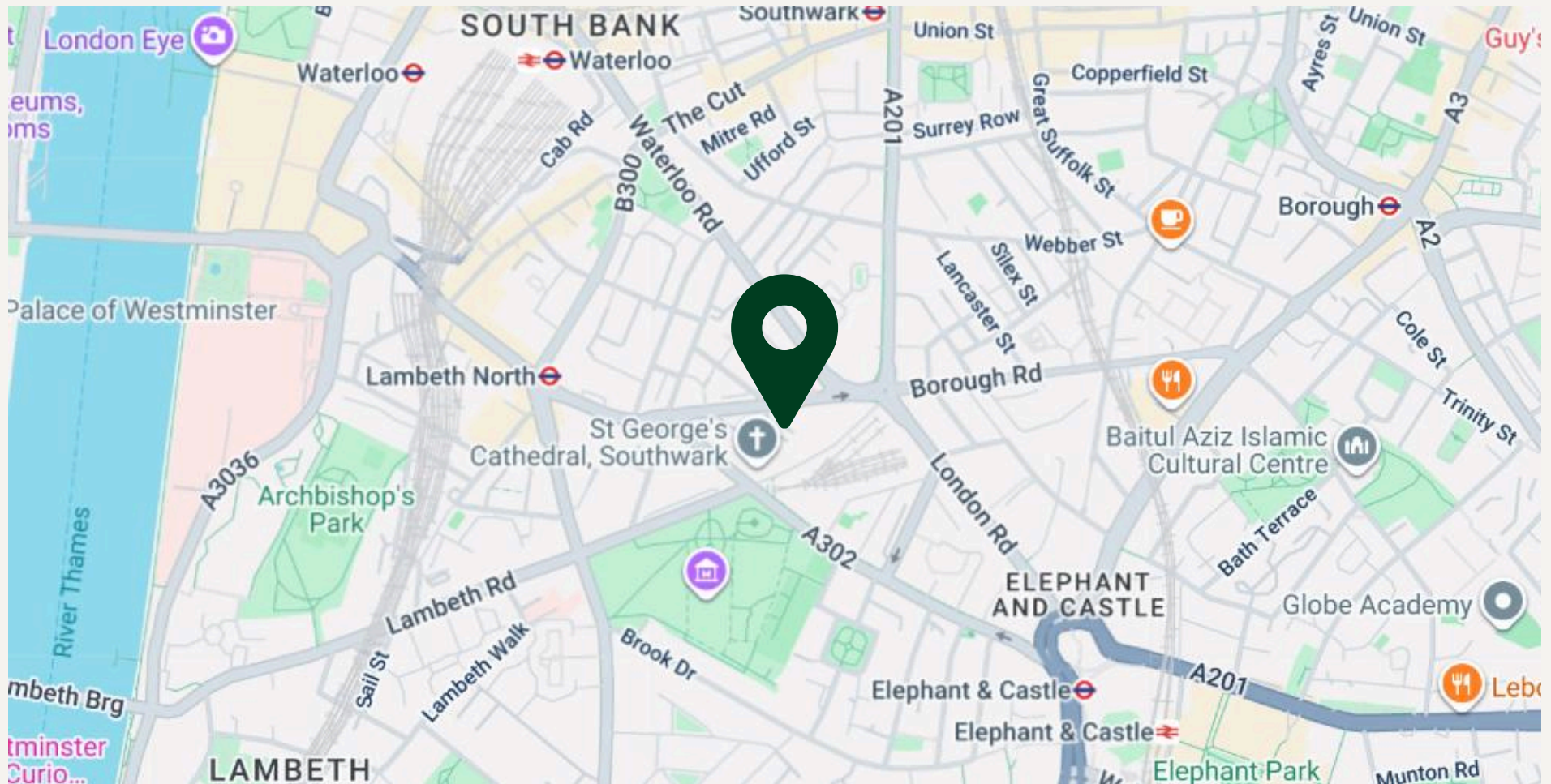
- Private Courtyard
- Excellent Natural Light
- Heating
- Fitted Kitchenette
- WC's & Showers
- Fitted Meeting Room
- Newly Redecorated
- Self-contained
- 24-hour access
- Fully Fitted with desks

## Nearby Stations

-  Lambeth North (4 mins walk)
-  Elephant & Castle (8 mins walk)
-  Waterloo (9 mins walk)
-  Southwark (10 mins walk)

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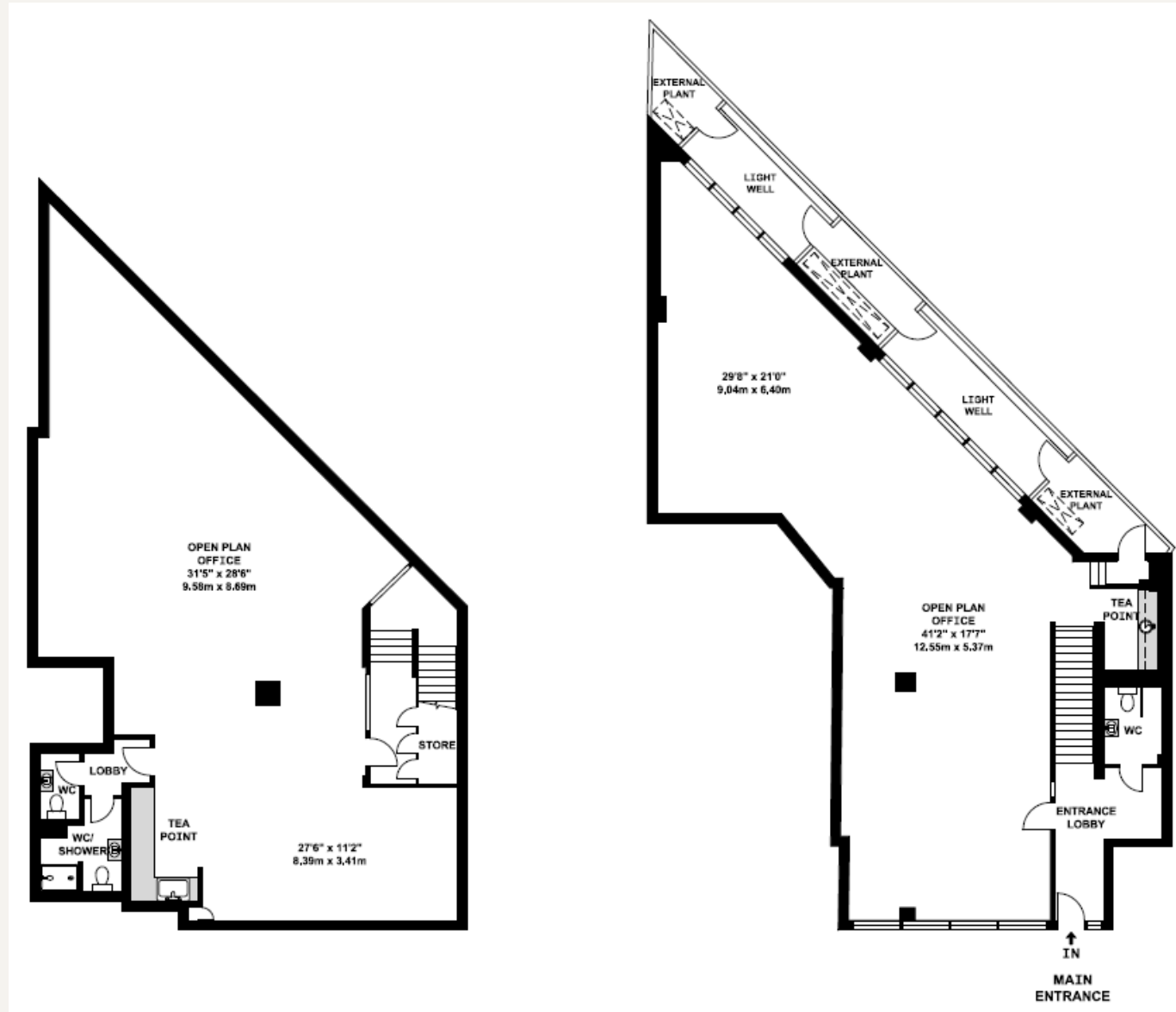
The property is ideally located a short walk from both Waterloo and Lambeth North stations, providing ideal commuter access. The local area is host to a variety of amenities including London's Southbank buzzing with cafe's, restaurants, and bars.



# GALLERY



# FLOOR PLAN



Workplace Co.

# VIEWINGS

**Oliver Bowder** - Surveyor

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