

OFFICE FOR SALE

250 WATERLOO ROAD, SE1 8RD

6,038 – 12,122 Sqft.

DESCRIPTION

The building has been rebuilt around some of the most existing structures. It provides high quality offices over the lower ground to third 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 1st and 2nd floors giving c.3,000 Sqft.

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

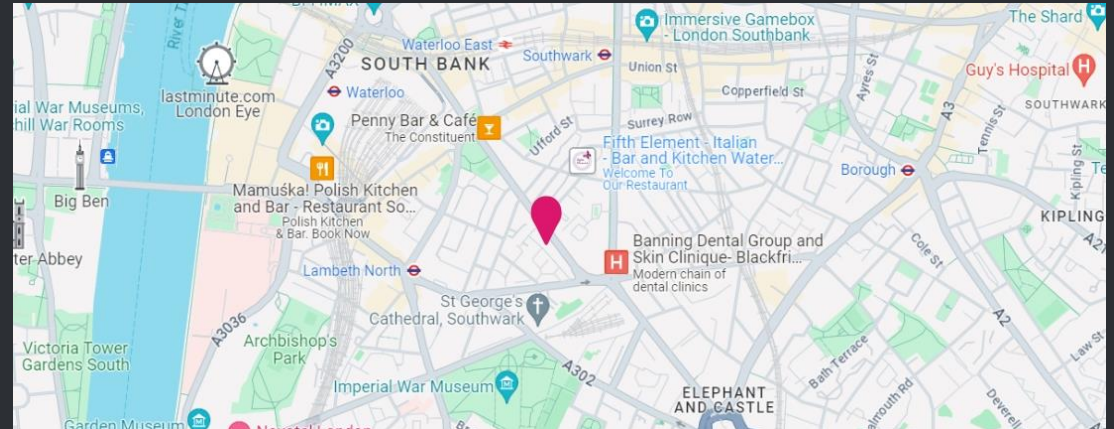
LOCATION

Southbank is one of London's leading cultural hub 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 1st 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 option available



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SCHEDULE OF AREAS

Floor	Sqft.	Sq. m,	Status
5 th Floor	378	35	Ancillary
4 th Floor	480	44	Ancillary
3 rd Floor	Pre	Let	LET
2 nd Floor	6,086	565	Available
1 st Floor	6,036	560	Available
Lower Ground, Ground & Mezzanine			LET

FINANCIALS

Rent: £57.50 p/Sqft.

Rates: Estimated at £22.11 p/Sqft pa

S/C: £9.50 p/Sqft.

LEASE OPTIONS

New flexible leases are available direct From the Landlord.

VIEWINGS

Strictly by appointment through SHB

YOUR SHB CONTACTS



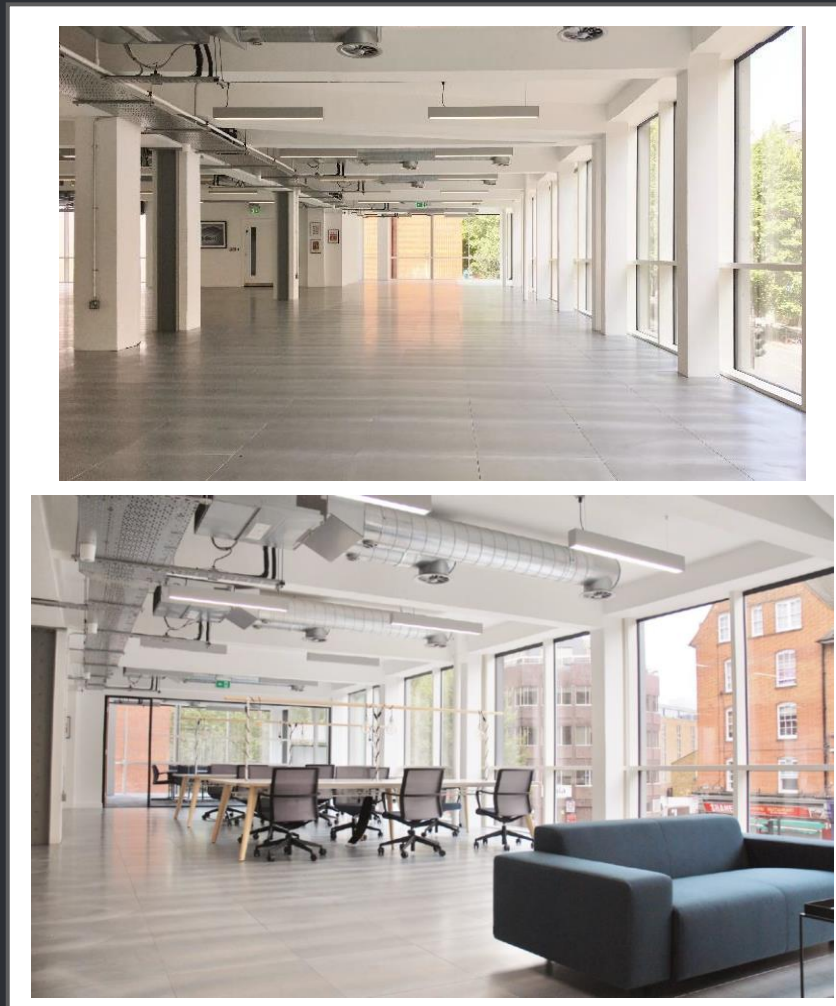
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