

Workplace Co.

**25 WOOTTON STREET**

WATERLOO, LONDON, SE1 8TG

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# 25 WOOTTON STREET

This self-contained office unit is presented in a fully refurbished CAT A condition, offering high-quality, flexible workspace ready for occupiers to tailor to their business requirements. With light and volume throughout, excellent transport connectivity, and a thriving local business community, these offices provide an exceptional setting for ambitious companies seeking a dynamic and inspiring workplace in one of London's most sought-after commercial locations.

Available by way of a **new lease** direct from the Landlord.

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
Ground	4,650	£32.50	£16.89	TBC	£19,139	£229,663

## Key Features

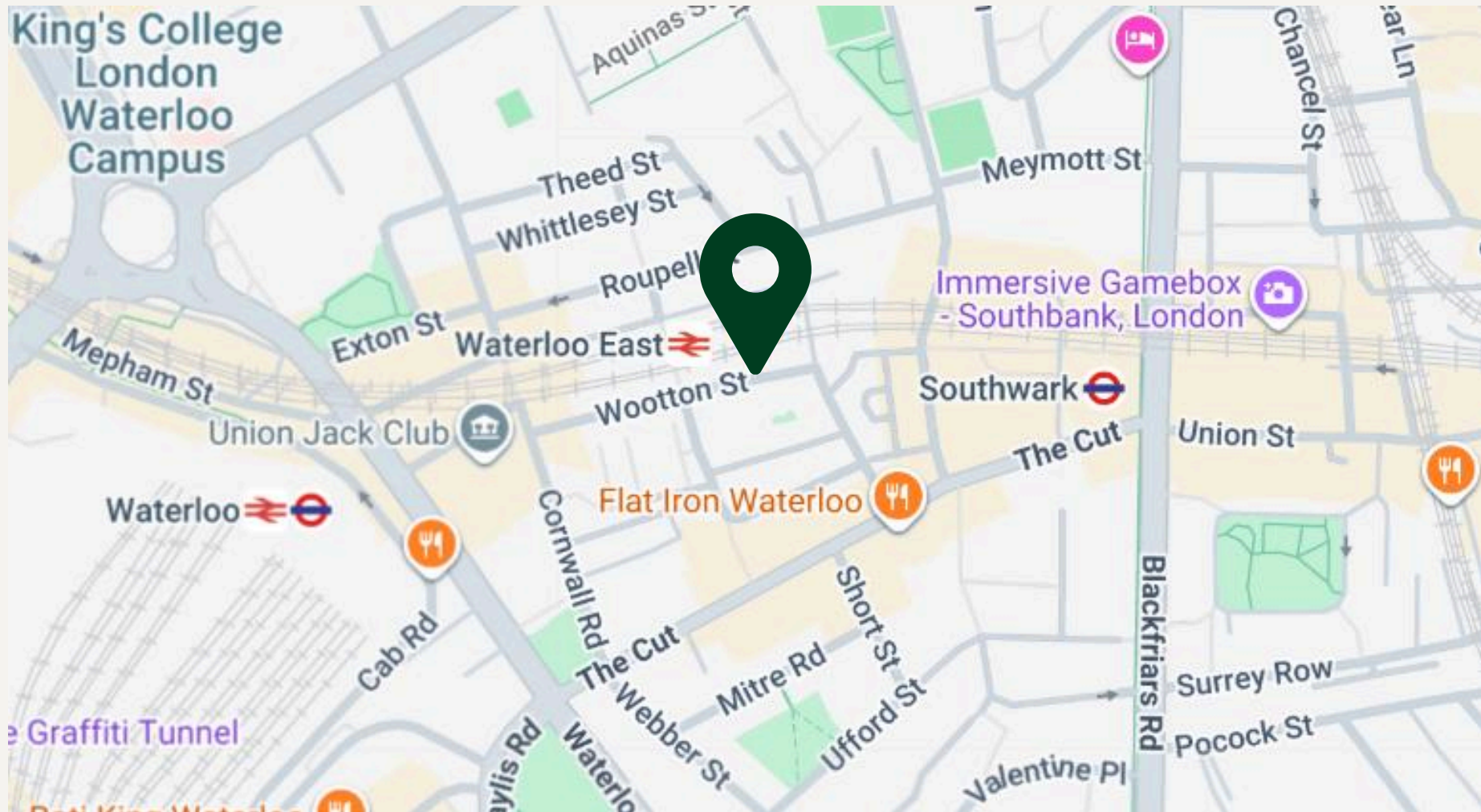
- Self-contained office unit
- Ready for tenant fit-out
- Refurbished condition
- Close proximity to major transport hubs
- Unique arch character and high ceilings

## Nearby Stations

- 🚉 Waterloo East (1 min walk)
- 🚉 Waterloo (3 mins walk)
- 🚉 Southwark (4 mins walk)

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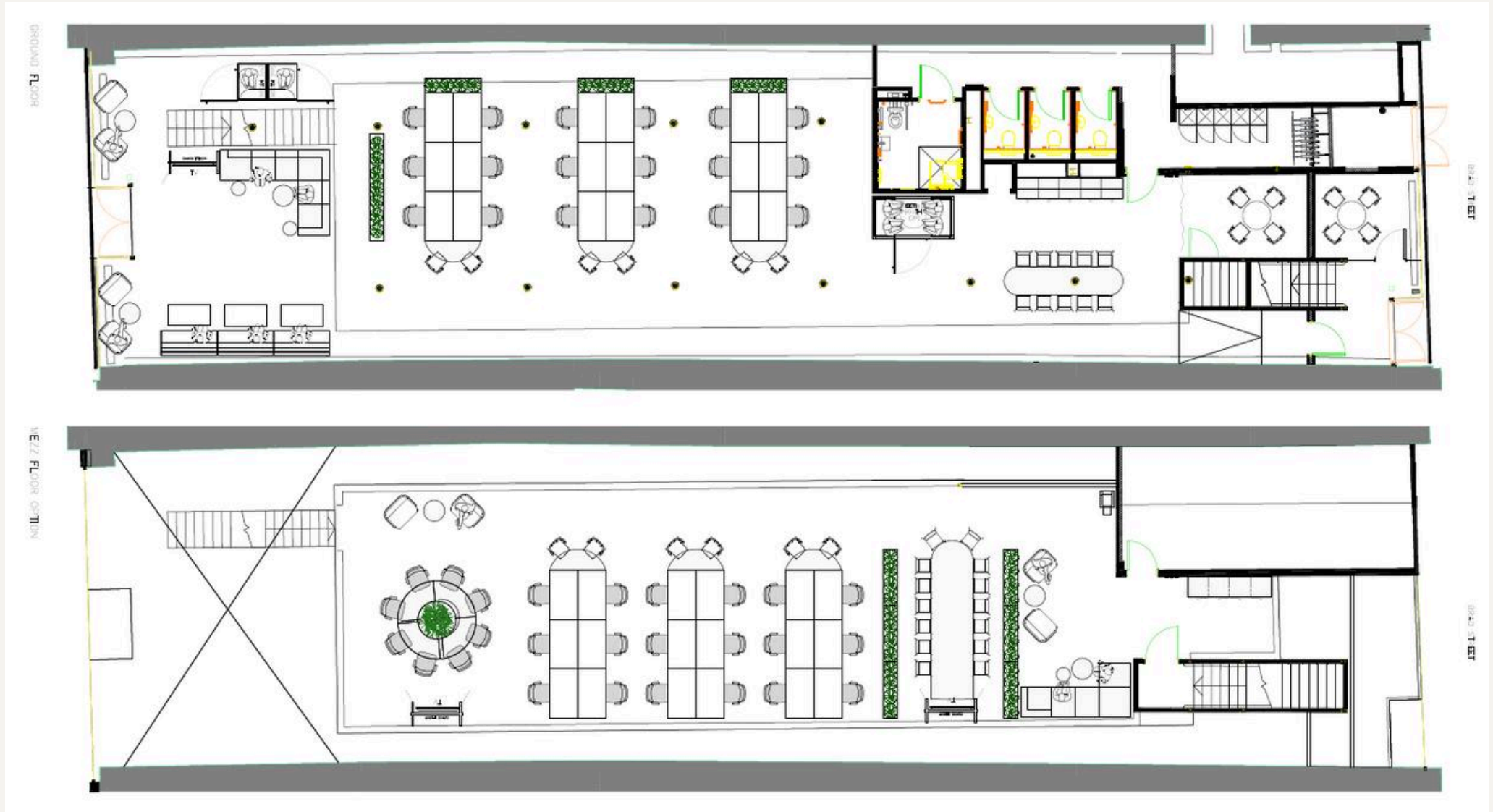
Located opposite Waterloo Station exit, this property provides an incredible ease of access for both employee's and also customers depending on the occupiers use. The surrounding areas consist of multiple retail amenities including bars, cafe's and restaurants.



# GALLERY



# POTENTIAL LAYOUT



# VIEWINGS

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