

THE OLD SCHOOL, 4 EXTON STREET, WATERLOO, LONDON SE1 8UE

OFFICE TO RENT | 3,067 SQ FT | £39.50 PSF.



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

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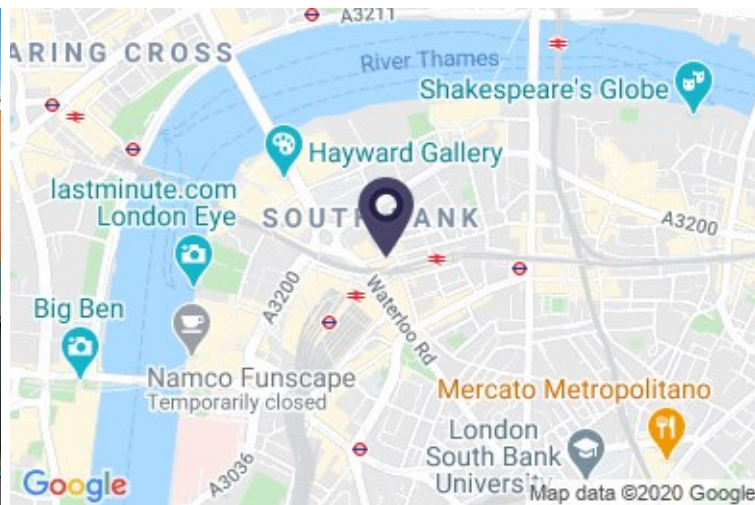
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CHARACTERFUL OFFICE/STUDIO TO LET MOMENTS FROM WATERLOO STATION

3,067 SQ FT | £39.50 PSF.



i DESCRIPTION

The Old School is a former Victorian school building, located just 2 minutes' walk from Waterloo Station. Transport connections from Waterloo are excellent via the Jubilee, Northern, Bakerloo and Waterloo and City Lines and also National Rail.

The available space comprises of the whole 1st floor and benefits from high quality parquet flooring, excellent natural light and generous ceiling height. The floor is predominantly open plan but there are also two extra rooms which could be used as either meeting rooms or private offices. The space also benefits from a demised kitchen and a shower room.

The local area is buzzing with vibrant amenities including numerous bars, restaurants, cafes and attractions such as The Royal Festival Hall, The Southbank Centre and The London Eye. The property is also located close to Waterloo Bridge providing easy access to The West End, Charing Cross and Covent Garden.

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
First Floor	3,067	Under Offer
TOTAL	3,067	

☎ GET IN TOUCH

LUKE AUSTERBERRY	RUPERT COWLING
Union Street Partners 020 3757 8579 la@unionstreetpartners.co.uk	Union Street Partners 020 3757 8578 rc@unionstreetpartners.co.uk

★ AMENITIES

- Very close to Waterloo Station
- Excellent natural light
- Generous ceiling height
- Parquet flooring
- 2 x meeting room/private offices
- Central heating
- Kitchen
- Shower
- Will suit a variety of occupiers, architects in particular

✂ TERMS

RENT	RATES	S/C
£39.50 psf.	£12.90 psf.	£4.89 psf.

INFORMATION

A new lease for a term by arrangement.

LINKS

[Website](#)

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