

DUPLEX OFFICE

TO LET

1,390 SQ FT (129 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



262 WATERLOO ROAD, LONDON, GREATER LONDON, SE1 8RQ

LOCATION:

The building is located on Waterloo Road approximately 6 minute's walk (500m) from Waterloo station, one of the major transport hubs that offers good transport links to The City, West End and South East via the Bakerloo, Northern, Jubilee, Waterloo & City lines and also National Rail Services. There are a number of shops, restaurants and bars along The Cut and Lower Marsh Road.

DESCRIPTION:

The available office is self-contained and situated on the ground and first floor of this purpose-built development. Both floors have LED lighting and also natural light offered by large double-glazed windows fronting Waterloo Road. The ground floor (614 sq ft) benefits from being open-plan with carpet flooring and security from roller shutters. The first floor (776 sq ft) has an open plan work area with a partial glass partition to break up the space, creating a break-out/meeting area.





SIZE: 1,390 Sq Ft (129 Sq M)



RENT: £45,000 pa



COSTS:

SERVICE CHARGE: £3,186.81
(2024/25)

BUSINESS RATES PAYABLE: £5,790
(2024/25)

VAT: VAT is payable on the rent and
service charge.

LEGAL COSTS: Both parties to pay
their own legal costs.



VIEWINGS:

By arrangement with the owner's sole
agents KALMARs Commercial.

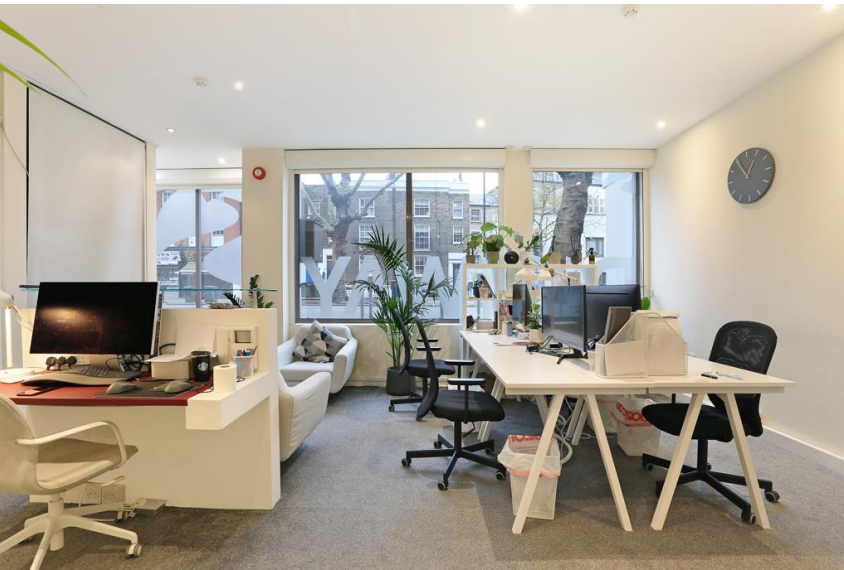


CONTACT:

Joel Dela Cruz

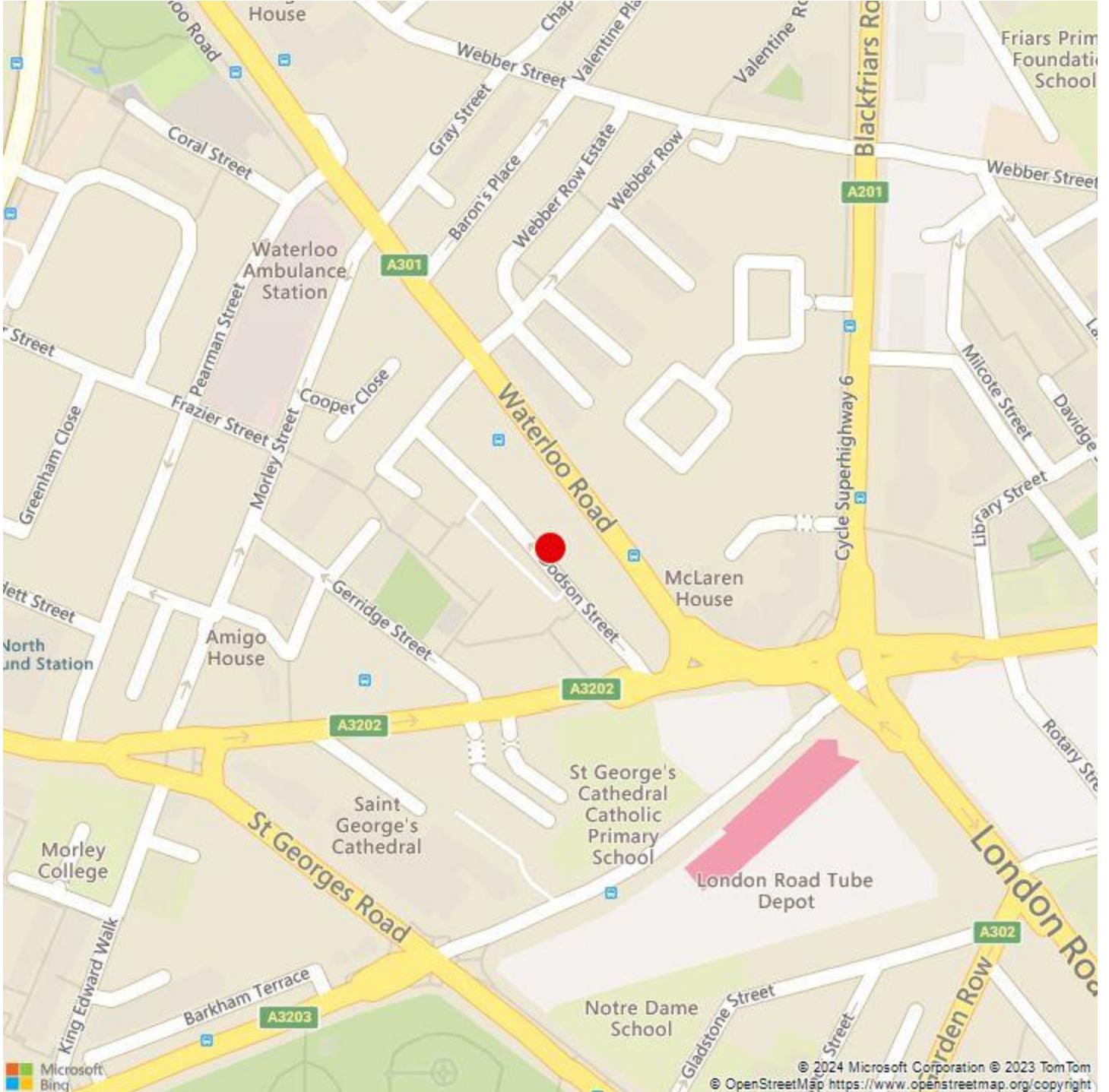
07815 114738

joeldc@kalmars.com



KALMARs

SOUTH LONDON'S LEADING AGENTS



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

KALMARs

SOUTH LONDON'S LEADING AGENTS