

BLUEBOOK



Address.

11 Waterloo Place, SW1Y

Size.

4,952 sq ft

Possession.

Available September 2025

Overview.

New fully fitted office space with fantastic natural light and views of St James's Park, available from Q3 '25.

Specification.

CAT A+, 6x Meeting rooms, 2x Phone booths, Air conditioning, 3.5m+ floor to ceiling height, Excellent natural light, Manned reception, Passenger Lift, Bike racks, Showers and changing facilities.

Financials.

Rent	Rent on application
Rates Payable	£37 per sq ft
Service Charge	£14.96 per sq ft
EPC Rating	Upon enquiry

Terms.

Available on a new lease direct from the Landlord.

Contacts.

Tor Cuming

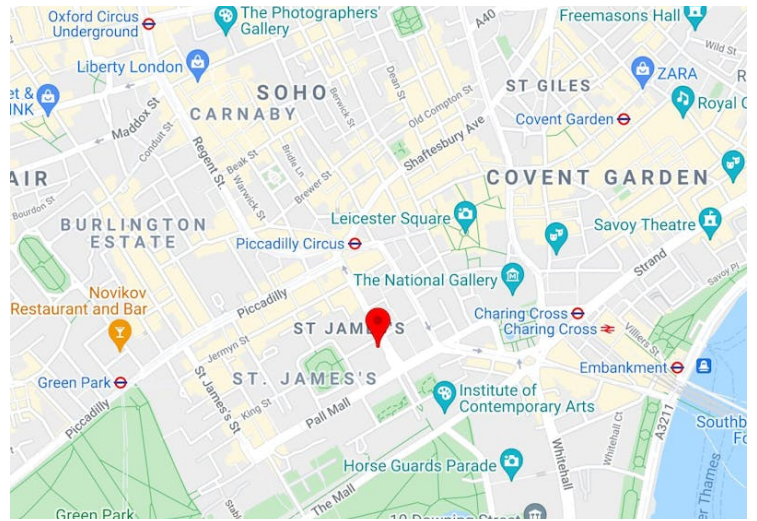
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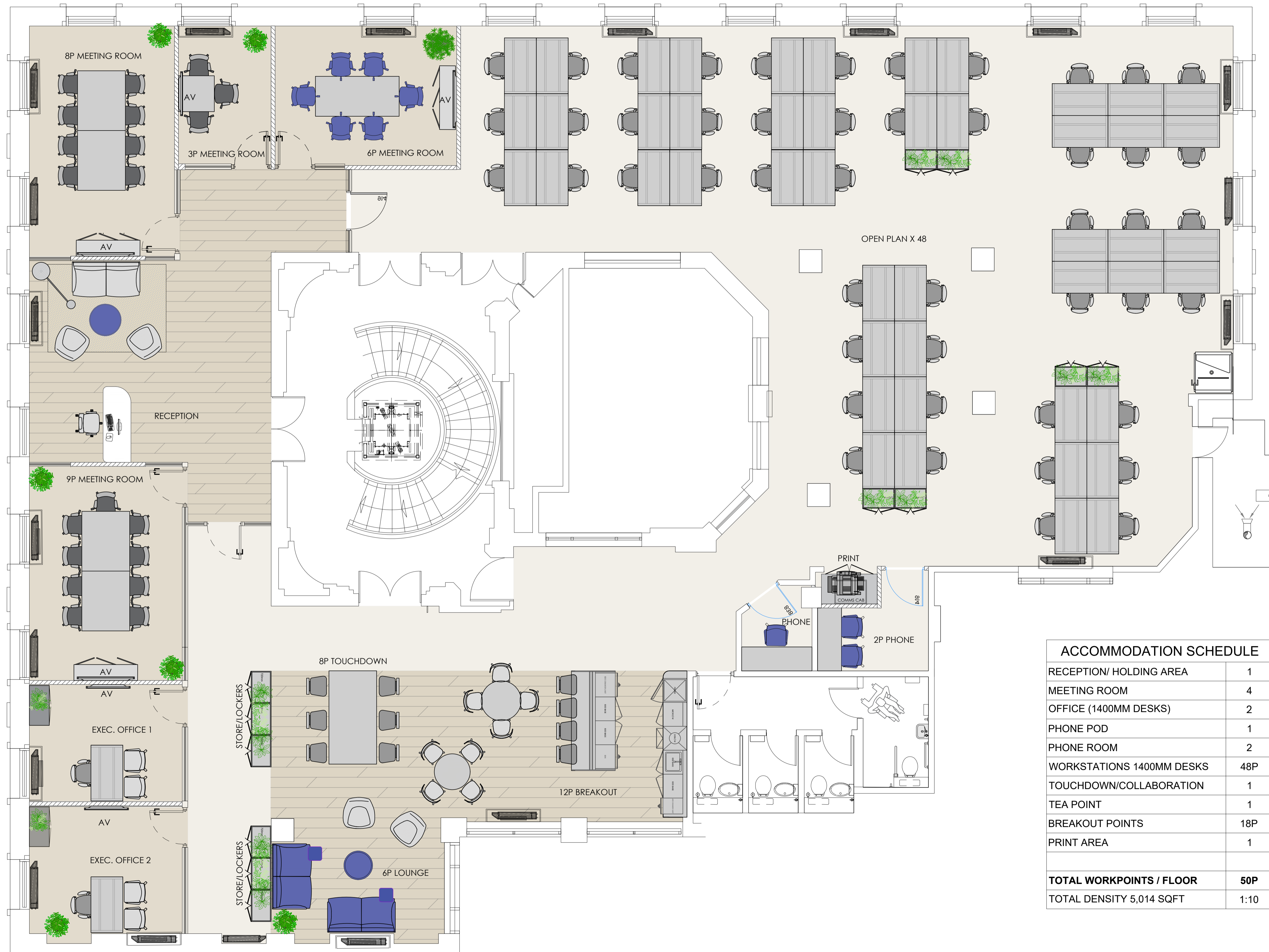
robbie@bluebooklondon.co.uk



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CHARLES II STREET



ACCOMMODATION SCHEDULE	
RECEPTION/ HOLDING AREA	1
MEETING ROOM	4
OFFICE (1400MM DESKS)	2
PHONE POD	1
PHONE ROOM	2
WORKSTATIONS 1400MM DESKS	48P
TOUCHDOWN/COLLABORATION	1
TEA POINT	1
BREAKOUT POINTS	18P
PRINT AREA	1
TOTAL WORKPOINTS / FLOOR	50P
TOTAL DENSITY 5,014 SQFT	1:10

NOTES

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ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO ANY WORKS COMMENCING.

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GENERAL KEY:
Some symbols shown may not appear in drawing, and may not be to scale. Drawing must be printed in colour.

Landlord Areas / NO WORKS

EXISTING FIT-OUT

Existing partitions Existing glazing
Existing solid single door Existing glass single door
Existing solid double door Existing solid leaf and half door

NEW PARTITIONING, GLAZING AND DOORS
New partitioning New glazing
(Refer to partition drawing for specification)

NEW DOORS (REFER TO DOOR SCHEDULE)

New single glazed door New single timber door New double timber door
Door reference number (refer to door schedule) New leaf & half timber door
Room reference number (refer to door schedule for specification)

FURNITURE & FIXED ITEMS

New single Desk Storage Cupboard Coat Cupboard
Crown Workspace Reinstated Furniture AV Screen

REVISION DETAIL

REV	DETAIL	BY	DATE
B	Updated furniture dimensions with latest furniture specification. Included the furniture being procured from the Crown Workspace.	EM	17.02.25

STATUS

- Preliminary Contract
- Construction Asbuilt

CLIENT

The Crown Estate
PROJECT ADDRESS
11 Waterloo Place
London
SW1W 4AU

DRAWING TITLE

GENERAL ARRANGEMENT

SCALE @A1: 1:50 SCALE @A3: 1:100

DATE: 06.02.25

DRAWN BY: EM CHECKED BY: MN

DWG NO: 002

PROJECT NO: 142

FLOOR: 02 DETAIL: GA

REVISION: B STATUS: C1

