

FIELD & SONS

COMMERCIAL

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MODERN LOWER GROUND FLOOR OFFICE SUITE TO LET CLOSE TO WATERLOO



111 WESTMINSTER BRIDGE ROAD, LONDON SE1 7HR APPROX. 6,523 SQ FT (606 SQM)

LOCATION

The premises are located on the western side of Westminster Bridge Road, between the junctions with Lower Marsh and Baylis Road.

Waterloo station is within a short walk and Lambeth North Underground (Bakerloo line) is less than 100m from the building.

DESCRIPTION

The available accommodation comprises the lower ground floor office of the Marlin Aparthotel which was completed in 2017.

The suite is arranged around a central lightwell and provides two open plan office spaces, one large and one smaller boardroom, five private meeting rooms/offices, reception area, extensive kitchen and breakout space, four private phone booths, three store cupboards and server room.

Access is via the hotel reception with stairs and passenger lifts to the lower ground. The office itself has key fob entry control. W.C.s are located off the lift lobby.

Office tenant would also have use of the hotel bar and lounge area on the ground floor.

111 WESTMINSTER BRIDGE ROAD, SE1

ACCOMMODATION

Approx. net internal area : 6,523 sq ft (606 sqm)

AMENITIES

Modern office space, with amenities including :

- VAV air conditioning
- Suspended ceiling with recessed LED lighting
- Accessible raised floor
- Fibre connection
- Numerous varying size meeting rooms/private offices
- Three passenger lifts
- Extensive fully equipped kitchen plus break out area
- Fully carpeted and excellent decorative condition

TERMS

New lease on terms by arrangement.

RENT

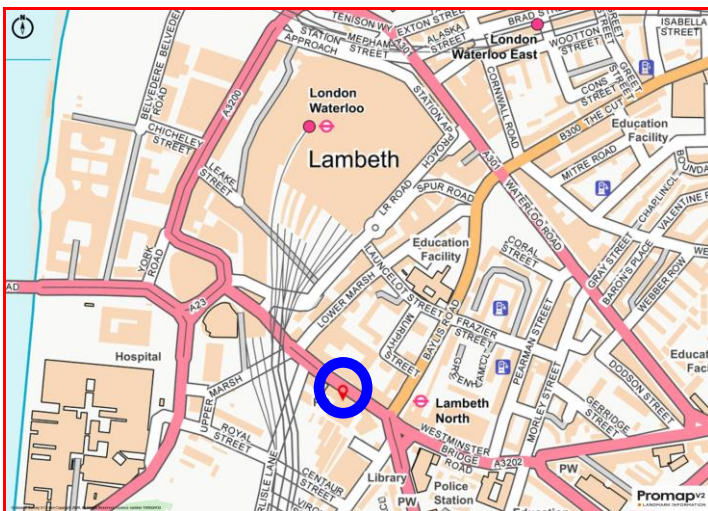
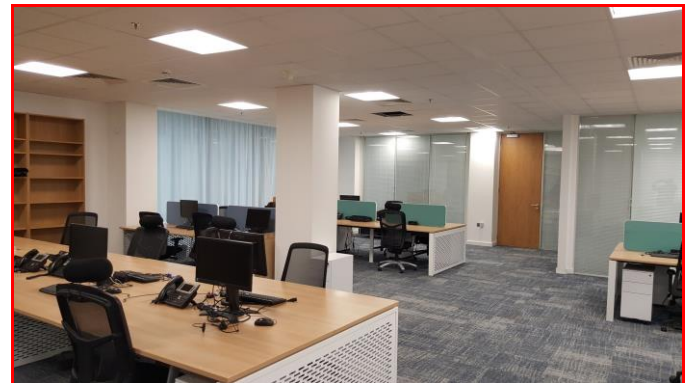
£275,000 per annum, exclusive. VAT applicable.

SERVICE RENT

A service rent will also be payable to cover business rates, service charge and utilities (except telephone and data). Initially this will be £100,000 per annum, subject to a 5% annual increase. VAT applicable.

ENERGY PERFORMANCE

EPC Asset Rating = 27 (Band B).



FURTHER DETAILS

For further details please contact :

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