

# 17 WOOTTON STREET, WATERLOO, LONDON SE1 8TG

OFFICE TO RENT | 1,124 SQ FT | £47.50 PSF



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10 STONEY STREET  
LONDON SE1 9AD

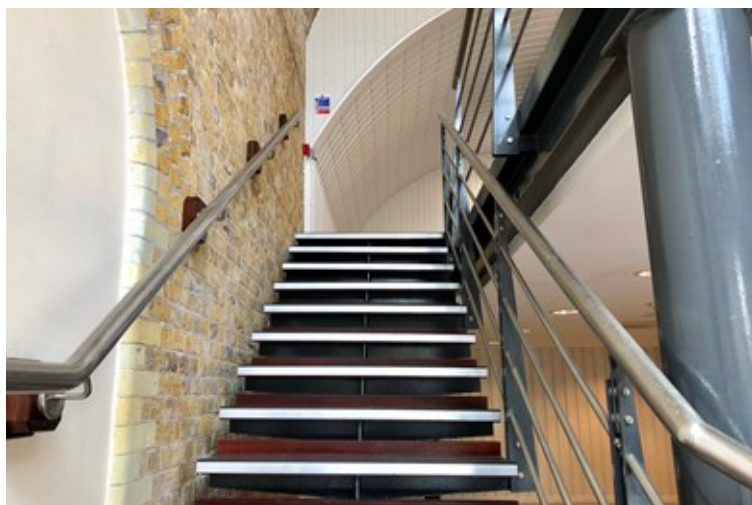
**T 020 3757 7777**

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## SELF-CONTAINED WATERLOO OFFICES TO LET

1,124 SQ FT | £47.50 PSF



### **i** DESCRIPTION

The property is located within a 3 minute walk of Waterloo Station and is also within easy walking distance of Waterloo East and Southwark Stations, providing excellent mainline and underground connections.

The premises have been developed under a railway arch and benefit from being fully self-contained. The accommodation is arranged over ground and mezzanine floors with full height glazing.

The Waterloo area boasts an array of amenities, which include numerous restaurants, bars, cafes and hotels (including the new Hoxton Hotel). The unit is also located next to a Pure Gym.

### **✓** AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Ground	614	Available
Mezzanine	510	Available
<b>TOTAL</b>	<b>1,124</b>	

### **★** AMENITIES

- Fully self-contained
- No service charge
- Fully glazed frontage
- Air cooling
- Perimeter trunking
- Kitchenette
- Exposed brick in part

### **🔪** TERMS

RENT	RATES	S/C
£47.50 psf	£12.50 psf	N/A
New lease available direct from the landlord.		

### **📞** GET IN TOUCH

LUKE AUSTERBERRY	RUPERT COWLING	HARRIET DE FREITAS
Union Street Partners 020 3757 8579 la@unionstreetpartners.co.uk	Union Street Partners 020 3757 8578 rc@unionstreetpartners.co.uk	Union Street Partners 020 3328 5380 hdf@unionstreetpartners.co.uk

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