

OFFICE FLOOR TO LET



Part Second Floor, County Hall, SE1



- New flexible lease direct from the landlord
- Shell condition with capped off services
- Views across Forum Magnum Square on Belvedere Road
- Variety of use classes considered by the landlord

Mann Smith Chartered Surveyors
6 Heddon Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

County Hall is located on the Thames at Westminster Bridge Road and is home to the Sea Life London Aquarium, the London Dungeon and two major hotels. Office tenants at County Hall include Cloudflare, ETC Venues, Objective Productions, Climate Group, Park Plaza Hotel Group and the British Phonographic Industry. The nearest Stations are Westminster 0.3 miles away (Jubilee, Circle and District Lines) and London Waterloo 0.3 miles away (Northern and Bakerloo Lines) which is also serviced by National Rail. Numerous bus routes also operate along Westminster Bridge Road.

Description

The second floor is in a shell condition with capped off services. A variety of uses would be considered by the landlord, including B1 (existing use), D1 and Sui Generis. Given the entertainment-centric nature of County Hall, the landlord believes a creative occupier would best suit the space.

Floor Area

Second Floor 6,500 sq. ft. (604 sq. m.)

Term

A new flexible lease direct from the landlord.

Rent

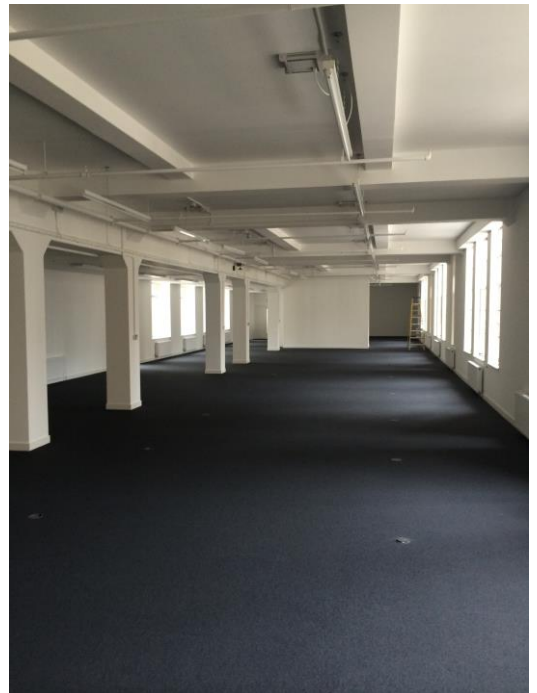
£49.00 per sq. ft.

Business Rates

£16.30 per sq. ft.

Service Charge

£5.25 per sq. ft.



Viewings strictly by appointment with sole agents, Mann Smith:

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