



CAPITAL TOWER WATERLOO SE1

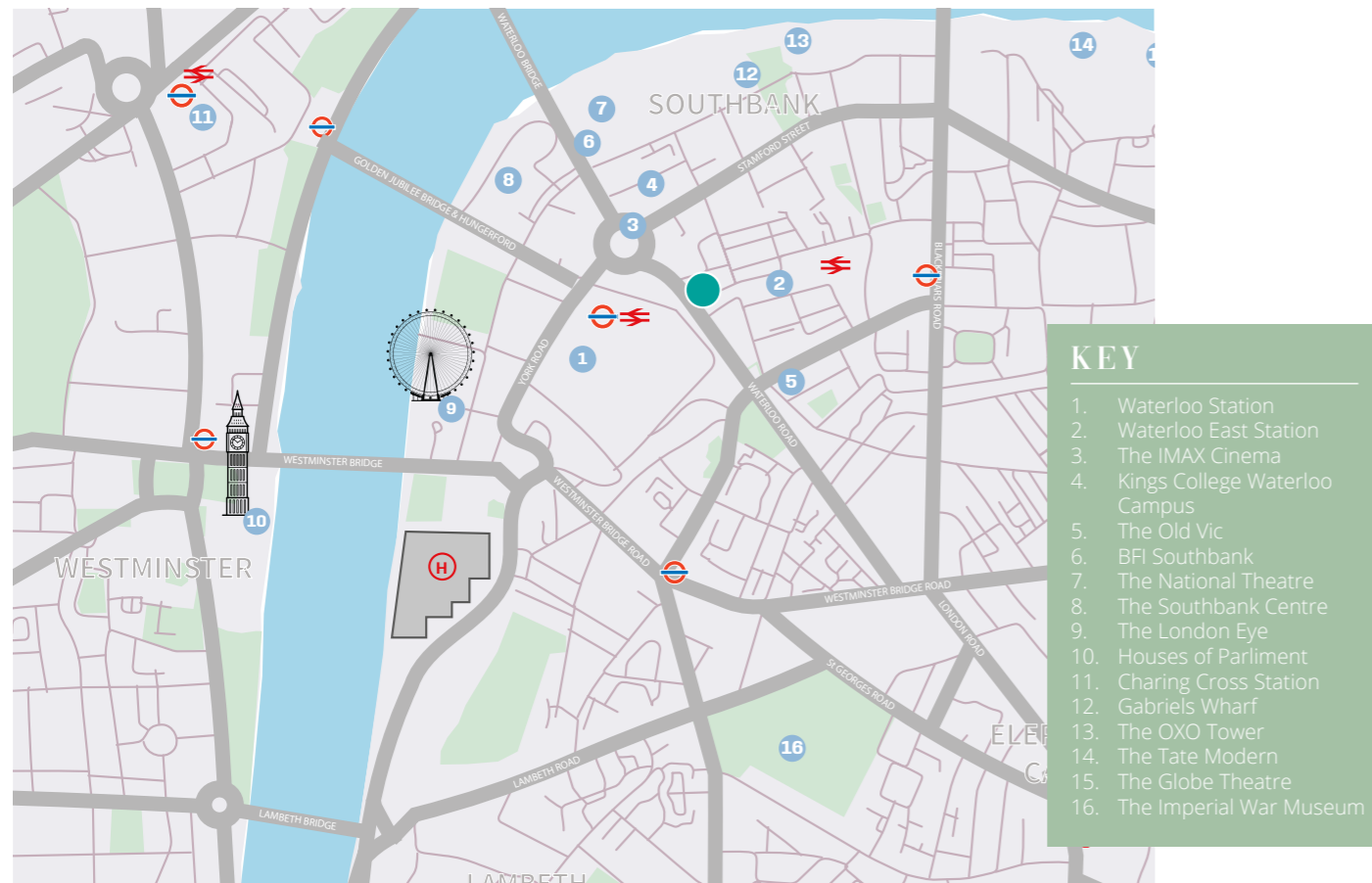
Impressive offices with river views directly opposite
Waterloo Station. Flexible leases available.

LOCATION

The premises are located on Waterloo Road, directly opposite Waterloo Station (Bakerloo, Jubilee, Northern and Waterloo and City Lines) making this a major London transport hub.

The concentration of transport hubs, award-winning cultural venues, and popular tourists attractions mixed with short walks from south of the River directly north to Westminster, Covent Garden and Embankment make Waterloo an all encompassing location.

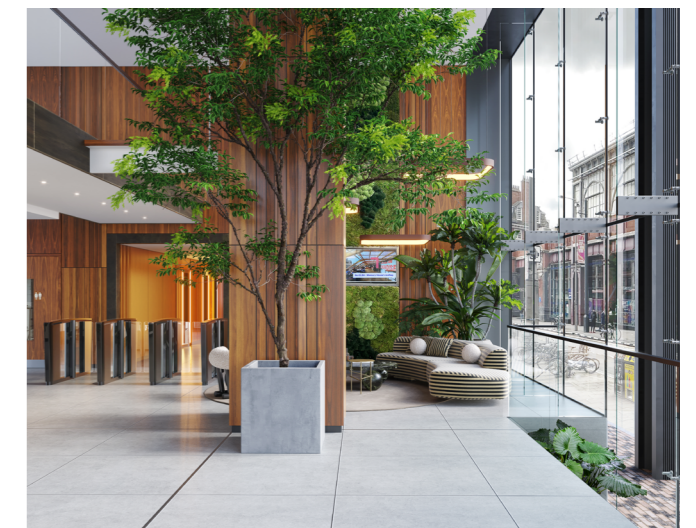
The local area offers a varied array of shops, restaurants, cafes and bars. From lunch with on the banks of the River Thames to roof top drinks, Waterloo offers some of London's best food with unrivalled views. There is no shortage of amenities that will well serve modern day occupiers.



IN GOOD COMPANY

Southbank is a melting pot for businesses from all fields. A few of your new neighbours:

- Omnicom Group
- Greenberg Traurig, LLP
- Shell
- Transport for London
- HSBC
- Howard Kennedy
- BT Group
- IBM
- Tableau Software
- Montagu Private Equity Ltd
- Lewis Silkin LLP
- Kantar Group
- Axon Communications
- Aesop





THE OFFICE SPACE

Capital Tower comprises sixteen floors of office accommodation with panoramic views across central London. The premises provide modern, air-conditioned flexible floor plates within this impressive office. The building is approached by a double height manned reception area and houses a business Centre with communal meeting rooms at first floor level. There is also a 5,000 sq ft communal roof terrace with uninterrupted views across Central London.

- Panoramic views across Central London
- Large communal roof terrace complete with bar and screens
- Concierge manned reception
- Four 8 person passenger lifts
- Cycle racks, showers and car parking on-site
- Communal conference rooms
- Excellent floor to ceiling heights and natural light
- Modern, flexible floor plates with windows across all elevations
- Brand new air conditioning
- Fibre
- Full access raised floors
- Separate male and female WC's on all floors

AVAILABILITY

Description	Size (sq. ft.)	Size (sq. m.)
4th Floor	5,337	495.82
3rd Floor	5,337	495.82
2nd Floor (Available Sept 24)	5,337	495.82
Total	16,011	1,478.46

INDICATIVE FLOORPLANS

Click [here](#) to access indicative floorplans



FURTHER INFORMATION

RENT

£94 per sq ft inclusive of rent, business rates and service charge

EPC

Available upon request.

VIEWING

To arrange an inspection, please contact the sole agent Levy Real Estate

Samantha Jones

e: samantha.jones@levyrealestate.co.uk
t: 07800 539 387

Meg Carr

e: megan.carr@levyrealestate.co.uk
t: 07896899 798

TENURE

Available by way of a new lease direct from the Landlord for a term to be arranged. Flexible leases available

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. June 2024

