

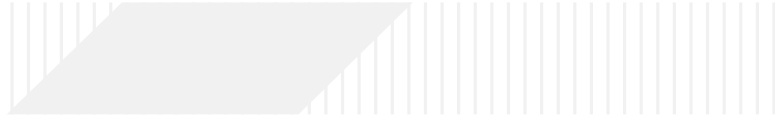


14 WATERLOO PLACE, ST JAMES'S SW1
MODERN FITTED OFFICE SUITE AVAILABLE TO LET
1,251 SQ FT

geralve.com



GERALDEVE
A NEWMARK COMPANY



© Crown Copyright [2020]. Licence no 100020449. Not to scale.

Location

The property is situated on the west side of Waterloo Place directly opposite the Sofitel Hotel. St James's offers superb local amenities with world famous restaurants, bars, international hotels and retail amenities. Piccadilly Circus underground station (Piccadilly & Bakerloo lines) is conveniently located within a short walking distance.

Description

The Lower Ground floor is currently under refurbishment and will be delivered in newly refurbished fitted condition, offering 14 desks, 2 meeting rooms and kitchenette.

Specification

- Modern fitted office suite available
- 3m ceiling height
- VRV air conditioning
- LG7 compliant lighting
- Suspended ceilings
- Raised floors
- 9-person passenger lift
- Highly presentable entrance hall & common areas
- Shower facilities
- Excellent natural light & views over Waterloo Place

Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Lower Ground	116.2	1,251
Total GIA	116.2	1,251

Business Rates

£28.73 per sq ft

EPC

Available upon request

Terms

New leases available direct from the Landlord.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Rhodri Phillips

Tel. +44 (0) 776 861 5296
RPhillips@geraldev.com

Viviana Thurstan

Tel. +44 (0) 738 540 9535
VThurstan@geraldev.com



Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lesseees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldev.com/privacy-statement/

Particulars issued April 2024.