

**SELF- CONTAINED
OFFICE BUILDING
TO LET
8,743 SQ FT (812.24 SQ M)**

KALMARs

COMMERCIAL

020 7403 0600



266 WATERLOO ROAD, LONDON, SE1 8RQ

LOCATION:

Located only 0.4 miles of Waterloo Station (mainline and tube), the property benefits from exceptional transport links providing quick access to central London. It is also served by multiple bus routes.

The neighborhood boasts an diverse mix of cultural attractions, renowned restaurants, trendy cafes, and vibrant bars. The iconic South Bank, with its world-class theaters, art galleries, and entertainment venues, is just a short walk away.

DESCRIPTION:

SELF-CONTAINED OFFICE BUILDING situated mid-terrace with frontage to Waterloo road and rear access to Dodson street. It comprises a purpose built 1920's office building, with accommodation from ground to 5th floor and with a reception on the ground floor and a small area of ancillary basement.

The majority of floors are open plan and partitioning within the primary floor plates is non structural. All floors are fully air conditioned. Natural light is good with windows both front and rear.





SIZE: 0 Sq Ft (0 Sq M)

Floor	SQ M	SQ FT
Ground	128	1,377
First	139	1,503
2nd	140	1,514
3rd	140	1,514
4th	139	1,503
5th	123	1,323
Total	812	8,743



RENT: On Application

Freehold



COSTS:

BUSINESS RATES: £125,440 payable 23/24

VAT: The property is not vat registered.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



CONTACT:

Adrian Gurney

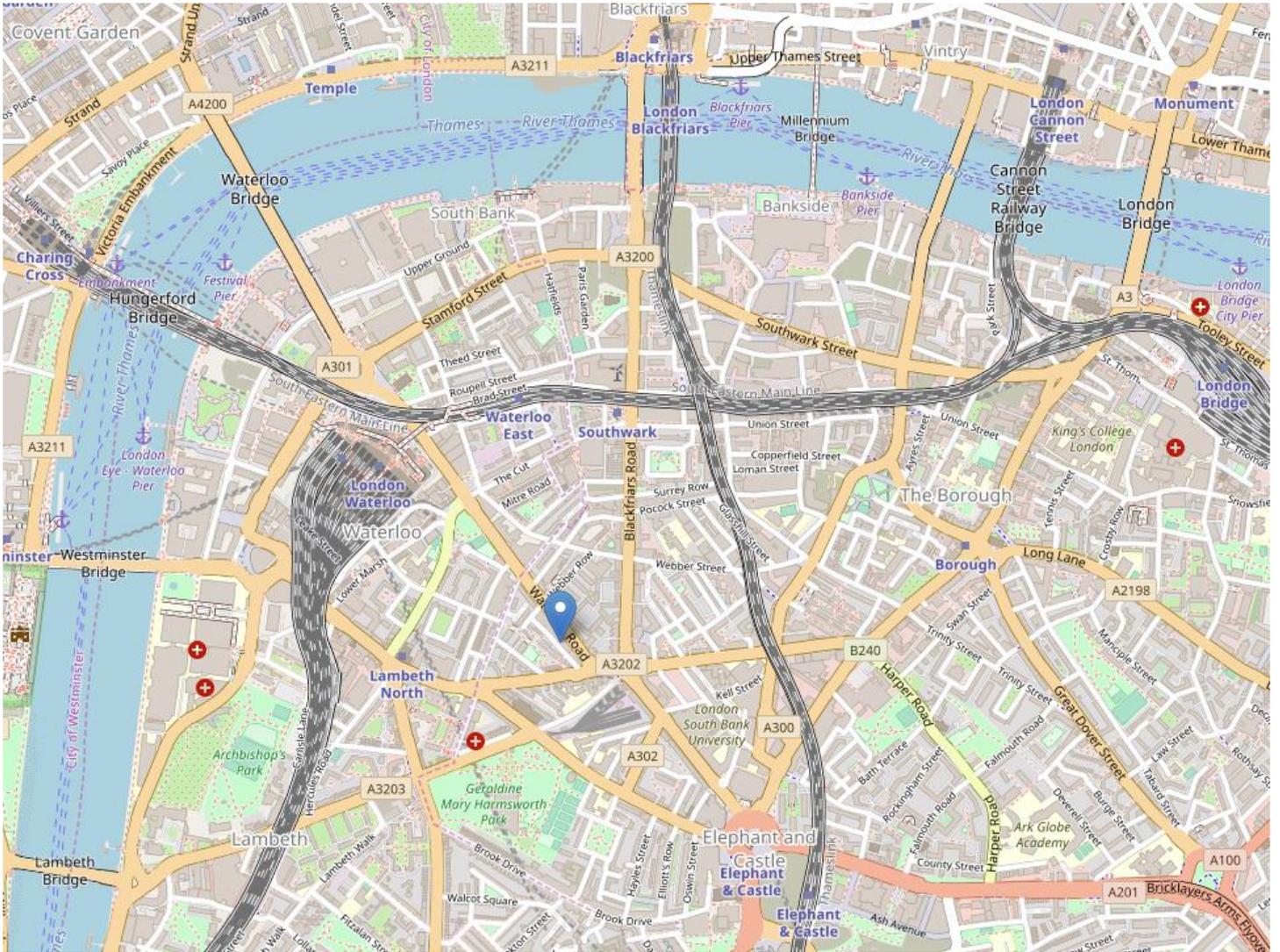
07971 926 758

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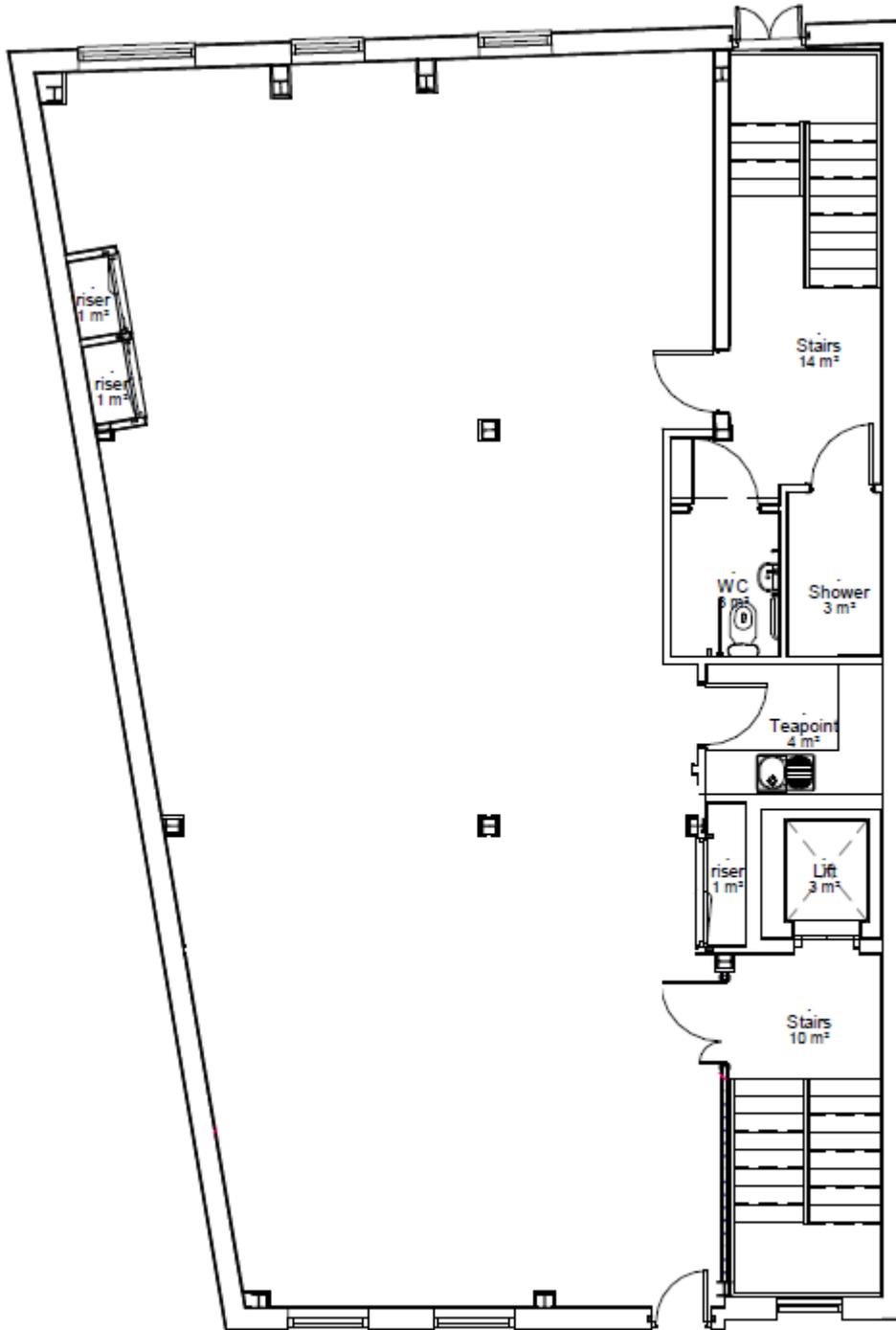


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1 **General Arrangement Floor Plan**
1 : 100

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