

FIELD & SONS

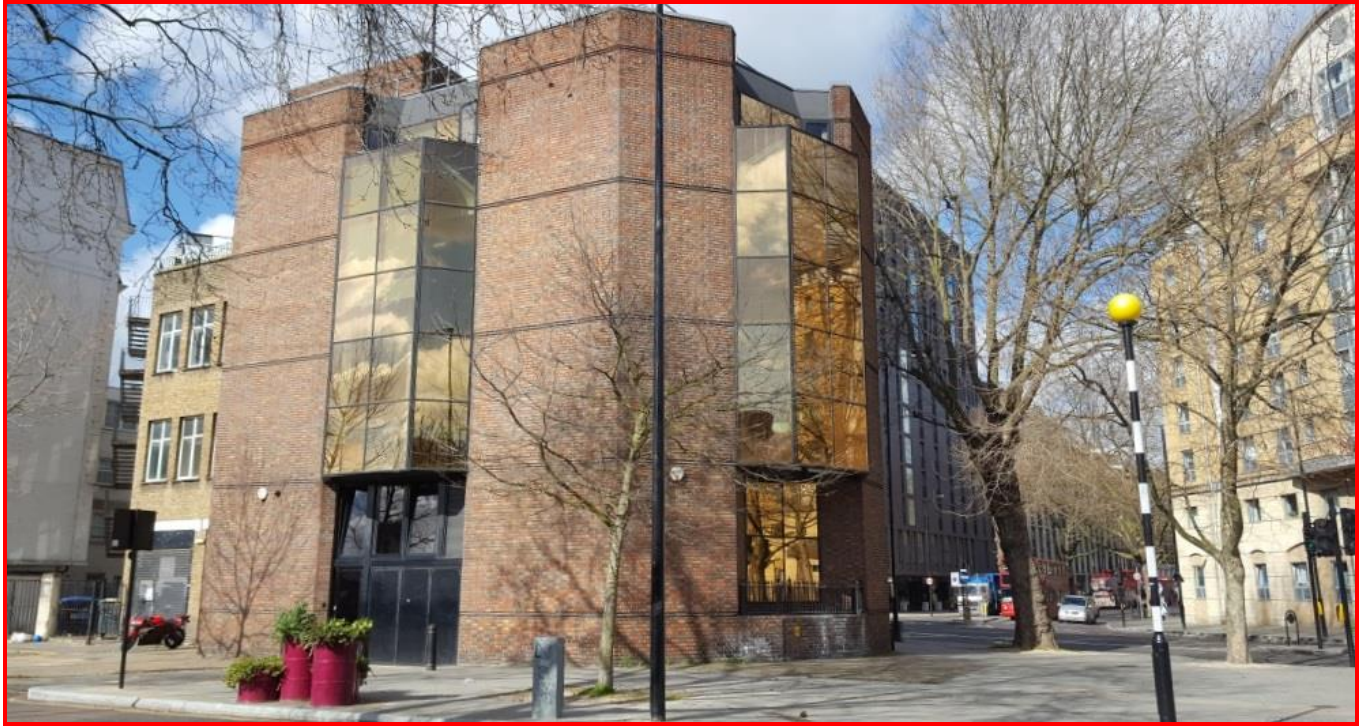
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

MODERN OFFICES TO LET



GROUND & FIRST FLOORS 1 WESTMINSTER BRIDGE ROAD, LONDON SE1 TOTAL SIZE APPROX. 2,662 SQ FT (247.3 SQM)

Office accommodation available to let within this refurbished modern building located at St George's Circus, which is the junction of six major roads including Westminster Bridge Road, Waterloo Road and Blackfriars Road.

Waterloo station is approximately a ½ mile to the north west of the property and the Elephant & Castle centre (inc. rail and underground stations) is a similar distance to south east. Numerous bus routes and cycle path run along the various roads around the premises. The property is within walking distance of a number attractions including the Southbank centre, London Eye, Westminster Bridge & the Imperial War Museum.

The available accommodation is arranged over the ground and first floors and are in excellent decorative condition with amenities including :

- Cassette heating/cooling system
- Cat. III Lighting
- Perimeter & Column Trunking
- Kitchen points on each floor
- Passenger lift
- Male & Female Toilets on each floor
- Bike store
- Shower facilities

1 WESTMINSTER BRIDGE ROAD LONDON SE1



ACCOMODATION

The property comprises the following approx. Net Internal Areas:

Ground Floor (Front)	707 sq ft (65.7 sqm)
First Floor	1,955 sq ft (181.6 sqm)
Total	2,662 sq ft (247.3 sqm)

TERMS

Available to let as a whole for a maximum term of two and a half years or longer subject to a Landlord's break option.

RENT

£126,500 per annum.

Rent is inclusive of the building service charge but exclusive of all other outgoings.

BUSINESS RATES

The current combined rateable value of both floors is £72,000 and therefore the business rates payable for the year 2018/19 are an overall figure of approximately £35,496.

SERVICE CHARGE

Included in rent.

ENERGY PERFORMANCE

EPC Asset Rating = 62 (Band C).

FURTHER DETAILS

For further details or viewings, please contact the Sole Agents, Field & Sons:

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that:

1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant 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. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.