

8 LEAKE STREET, WATERLOO, LONDON SE1 EXCELLENT OFFICE FLOOR TO LET 2,885 SQ FT



LOCATION

Leake Street is situated just off York Road, in between Waterloo Station and County Hall. Transport facilities are excellent with Waterloo being the busiest commuter station in London and also providing direct access to the Bakerloo, Jubilee, Northern and Waterloo & City lines.

The area also benefits from superb local facilities with the world famous London Eye, BFI Imax, National Theatre, Festival Hall and the rest of the Southbank Arts Complex all nearby. Waterloo also provides a host of restaurants and bars, especially along the Thames walkway, and a short stroll across the river takes you directly to Covent Garden and Westminster.

DESCRIPTION

The space comprises the entire fifth (top) floor within this attractive, contemporary grade A office building. The floor has recently been refurbished to provide high quality open plan office accommodation, having a net floor area of 2,885 sq ft.



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Whilst every effort has been made to ensure the accuracy of these particulars, they are for guidance only and do not form part of any contract.
Unless otherwise stated, all prices and rents quoted are exclusive of VAT.



AMENITIES

- Two passenger lifts
- Attractive manned entrance
- Raised access floors
- Chilled beam air conditioning
- Excellent natural light
- Capped off services
- On-site café
- Bike parking
- Shared meeting rooms (by arrangement)



TERMS

The premises are available on a new flexible lease direct from the landlord.

The quoting rent is £47.50 per sq ft exclusive.

OUTGOINGS

Business rates are just over £15.00 per sq ft (2017/2018).

The service charge for the current year is estimated at c £9.00 per sq ft which includes insurance and all utilities.

VIEWINGS

By appointment with:

Graham Rossall

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