

8 Waterloo Place, SW1

5th Floor

1,365sqft (127sqm)

**Short term plug & play office space
available from February**



Location

This landmark grade II listed building is situated on the east side of Waterloo Place at the junction of Regent Street and Charles II Street. It is in close proximity both Piccadilly Circus (Bakerloo and Piccadilly lines) and Charing Cross (Bakerloo and Northern lines plus mainline services)

Description

The available space comprises the entire fifth floor split into two self-contained units. It is fitted out to a high standard with the south wing benefiting from a mixture of open plan and offices with a kitchenette and break out area. The north is laid out as a spacious 10 person boardroom.

Amenities

- Air conditioning
- Metal tiled suspended ceiling
- Raised floors
- Cat II lighting
- Fully carpeted
- Fit out in situ
- Video entry system
- Lift
- WCs

Floor area

1,365sqft (127sm)

Lease

A new sublease for a term to expire 22nd March 2015 outside the 1954 Landlord & Tenant Act

Terms

£45,727 per annum equating to £33.50psf (exclusive of VAT)

We are informed the rates payable for 2013/2014 are approximately £24.50psf. Service charge TBC

The property is elected for VAT

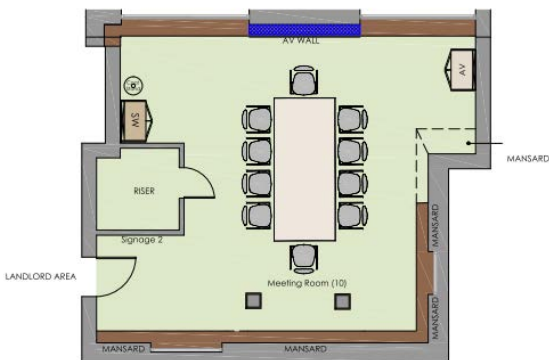
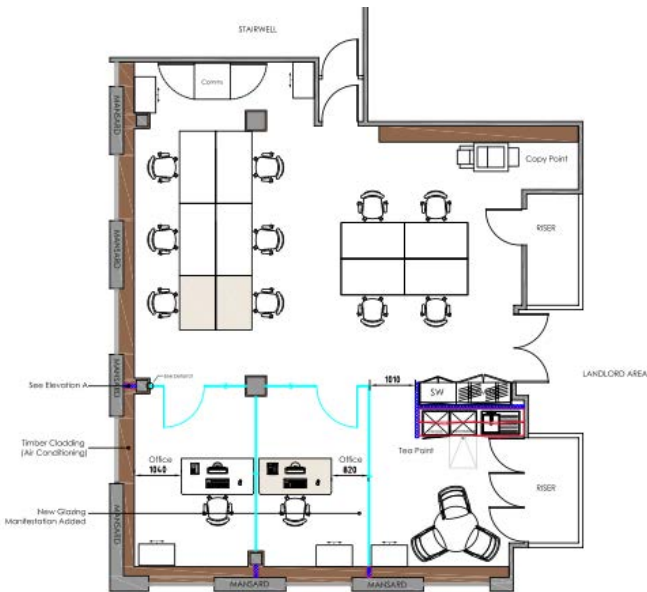
Viewing through sole agent GN2

Julie Rees (020 7183 4769)
Julie.rees@gn2.uk.com

Edward Carter (020 7016 3120)
Edward.carter@gn2.uk.com

Particulars

GN|2



Energy Performance Certificate



Non-Domestic Building
5TH FLOOR
710 Waterloo Place
LONDON
SW1Y 4BE

Certificate Reference Number:
0632-0839-7799-2904-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

132 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 142
Building complexity (NDS level): 4
Building emission rate (kgCO₂/m²): 151.93

Benchmarks

Buildings similar to this one could have ratings as follows:
022 if newly built
142 if typical of the existing stock

January 2014

GN|2
www.gn2.uk.com
020 7183 7676