

# Capital Tower, 91 Waterloo Road, London, SE1



## Fully fitted offices to Let

### OFFICE

London | Consultancy | Transactions | Independent | Experienced

### Location

Capital Tower is situated on the eastern side of Waterloo Road directly opposite the entrance to Waterloo mainline and underground station. The building occupies a extremely prominent position on Waterloo Road, next to one of the UK's busiest transport hubs. The area provides excellent restaurant, café and retail amenities.

### Specification

- Refurbished reception
- Good floor to ceiling height
- Metal tile suspended ceiling
- Raised Floors
- Good natural light with panoramic views
- Air-conditioning
- Fully Fitted
- Four 8 Person Passenger Lifts
- Meeting rooms by separate arrangements
- Cabled
- Close proximity to Waterloo Station.

### Description

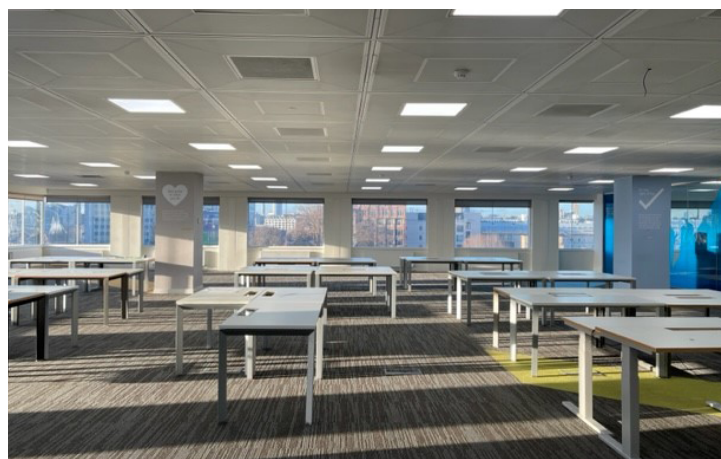
Capital Tower comprises sixteen floors of office accommodation the majority of which have panoramic views across central London. The premises provide modern, air-conditioned flexible floor plates within this impressive purpose-built office. The building is approached by a double height manned reception area and houses a business Centre with communal meeting rooms at first floor level.

### Accommodation

Description	sq ft	sq m
3rd floor	LET	LET
4th Floor	5,337	495.82
12th Floor	2,500	232.26

### EPC

Available upon request.



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. April 2023

Levy Real Estate LLP  
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070  
E [info@levyrealestate.co.uk](mailto:info@levyrealestate.co.uk)

[www.levyrealestate.co.uk](http://www.levyrealestate.co.uk)

# Capital Tower, 91 Waterloo Road, London, SE1



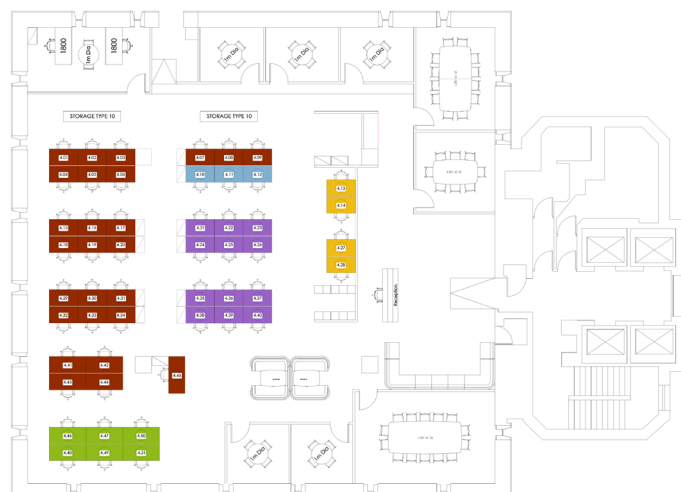
## Fully fitted offices to Let

### OFFICE

London | Consultancy | Transactions | Independent | Experienced



3rd Floor



4th Floor



### Term

A new lease direct from the landlord is available upon terms to be agreed.

### Rates

£28.89 per sq ft.

### Quoting Rent

£65 per sq ft

### Service Charge

£12.17 per sq ft

### Further Information

#### Samantha Jones

T 020 7747 0140

E [samantha.jones@levyrealstate.co.uk](mailto:samantha.jones@levyrealstate.co.uk)

#### Simon Tann

T 020 7747 0140

E [simon.tann@levyrealstate.co.uk](mailto:simon.tann@levyrealstate.co.uk)

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. April 2023

Levy Real Estate LLP  
Heddon House, 149-151 Regent  
Street, London, W1B 4JD

T +44 20 7930 1070

E [info@levyrealstate.co.uk](mailto:info@levyrealstate.co.uk)

[www.levyrealstate.co.uk](http://www.levyrealstate.co.uk)

