

# Capital Tower, 91 Waterloo Road, London, SE1



## Fitted offices to Let Opposite Waterloo Station

OFFICE

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### 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 an extremely prominent position on Waterloo Road, next to one of the UK's most well connected 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 from 4 sides
- River and panoramic views
- Air-conditioning
- Fully Fitted
- Four 8 Person Passenger Lifts
- Meeting rooms by separate arrangements
- Opposite Waterloo Station.
- 5,000sq ft communal roof terrace
- Showers, cycle storage and car parking available

### Description

Capital Tower comprises sixteen floors of office accommodation. The premises provide modern, air-conditioned, flexible floor plates with natural light from all sides. The building is approached by a newly refurbished double height manned reception area and has benefitted from communal meeting rooms, boardrooms and break out space on the ground and mezzanine levels.

### Accommodation

Description	sq ft	sq m
3rd floor	5,337	495.82
4th Floor	5,337	495.82
<b>Total</b>	<b>10,674</b>	<b>991.64</b>

### EPC

Available upon request.



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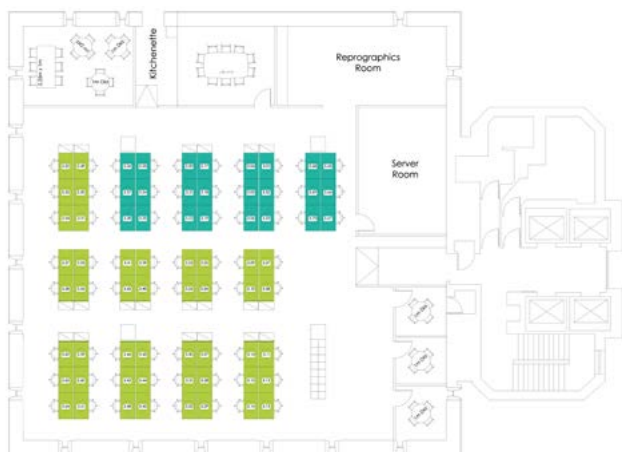
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**3rd Floor Floorplan**



**4th Floor Floorplan**



### Term

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

### Quoting Rent

£94 per sq ft inclusive of rent, rates and service charge.

### Further Information

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