



MERCURY HOUSE  
**WATERLOO**  
SE1

COMPETITIVE SOCIALISING OPPORTUNITY  
DIRECTLY OPPOSITE WATERLOO STATION

## LOCATION

The premises are located on Waterloo Road, directly opposite Waterloo Station (Bakerloo, Jubilee, Norther and Waterloo and City Lines) making this a major London transport hub. Due to the prime location, this area attracts strong footfall both through the week and across the weekend.

Waterloo plays host to a range of prominent occupiers including Tonight Josephine, Wahaca, Gourmet Burger Kitchen, Flat Iron, Rosa's Thai, Honest Burger and Maragame Udon.

The area is also home to the iconic London Eye, and numerous arts and theatre venues, including The Old Vic, The National Theatre, the British Film Institute, The IMAX cinema, and The Southbank Centre providing a mix of theatre, cultural events, concerts, exhibitions, and festivals.



- KEY**
1. Waterloo Station
  2. Waterloo East Station
  3. The IMAX Cinema
  4. Kings College Waterloo Campus
  5. The Old Vic
  6. BFI Southbank
  7. The National Theatre
  8. The Southbank Centre
  9. The London Eye
  10. Houses of Parliament
  11. Charing Cross Station
  12. Gabriels Wharf
  13. The OXO Tower
  14. The Tate Modern
  15. The Globe Theatre
  16. The Imperial War Museum



## ACCOMMODATION

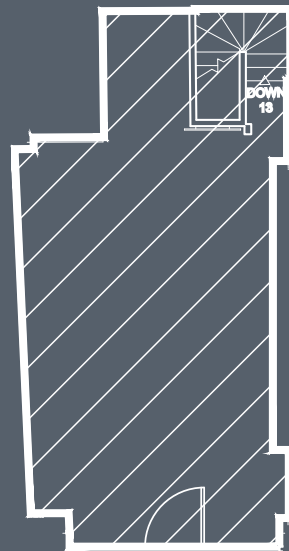
The premises is arranged over the first and second floors, with a ground floor entrance comprising the following approximate floor areas:

Description	Size (sq. ft.)	Size ( sq. m.)
Ground	387	36
First	7,653	711
Second	7,642	710
<b>Total</b>	<b>15,682</b>	<b>1,457</b>

## FLOORPLANS

Plans are not to scale, and are indicative only.

Ground Floor Entrance



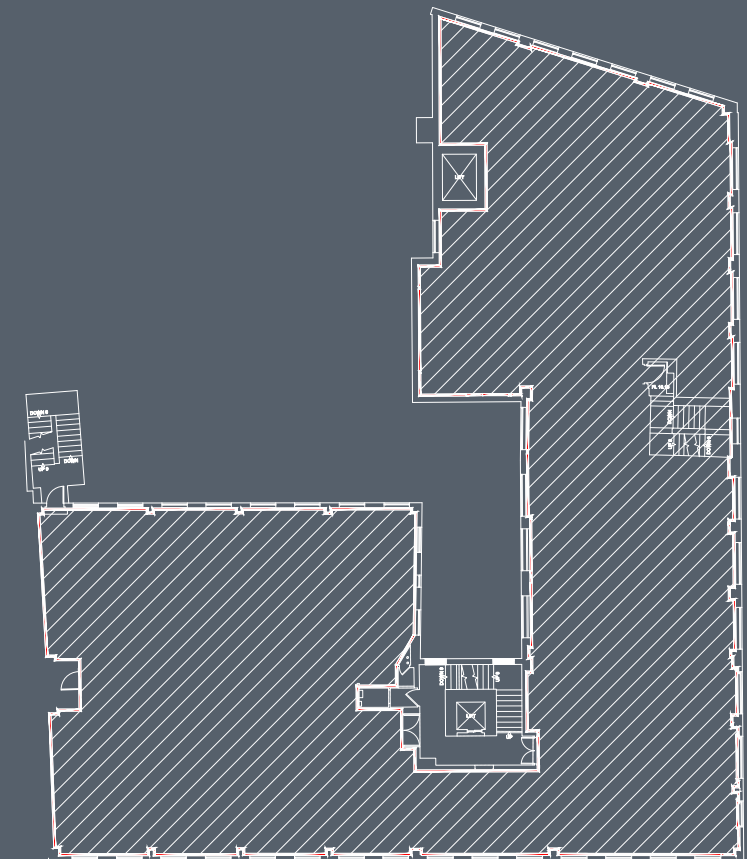
Waterloo Road

First Floor



Waterloo Road

Second Floor



Waterloo Road



## FURTHER INFORMATION

### RENT

Upon application.

### EPC

Available upon request.

### USE

Our client will consider all uses within 'Class E' and 'Sui Generis' planning consent, including retail and also restaurant uses.

### TENURE

The property is available by way of a new lease for a term to be agreed.

The lease is to be contracted outside of the Landlord & Tenant Act 1954.

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

## VIEWING

To arrange an inspection, please contact the sole agent Levy Real Estate

### Matt Paulson-Ellis

e: [matt.paulson-ellis@levyrealstate.co.uk](mailto:matt.paulson-ellis@levyrealstate.co.uk)  
t: 07867 781 811

### Liv England

e: [liv.England@levyrealstate.co.uk](mailto:liv.England@levyrealstate.co.uk)  
t: 07530 807 800

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 2024

