

# USP.

Capital Tower, 91 Waterloo  
Road, London, SE1 8RT

**OFFICE TO RENT**

**5,165 SQ FT**

usp.london

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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
3rd Floor	Available	5,165	£45.00
<b>TOTAL</b>		<b>5,165</b>	

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## Amenities

Flexible lease

Air conditioning

Shower facilities

Communal roof terrace

Fitted space

Raised floors

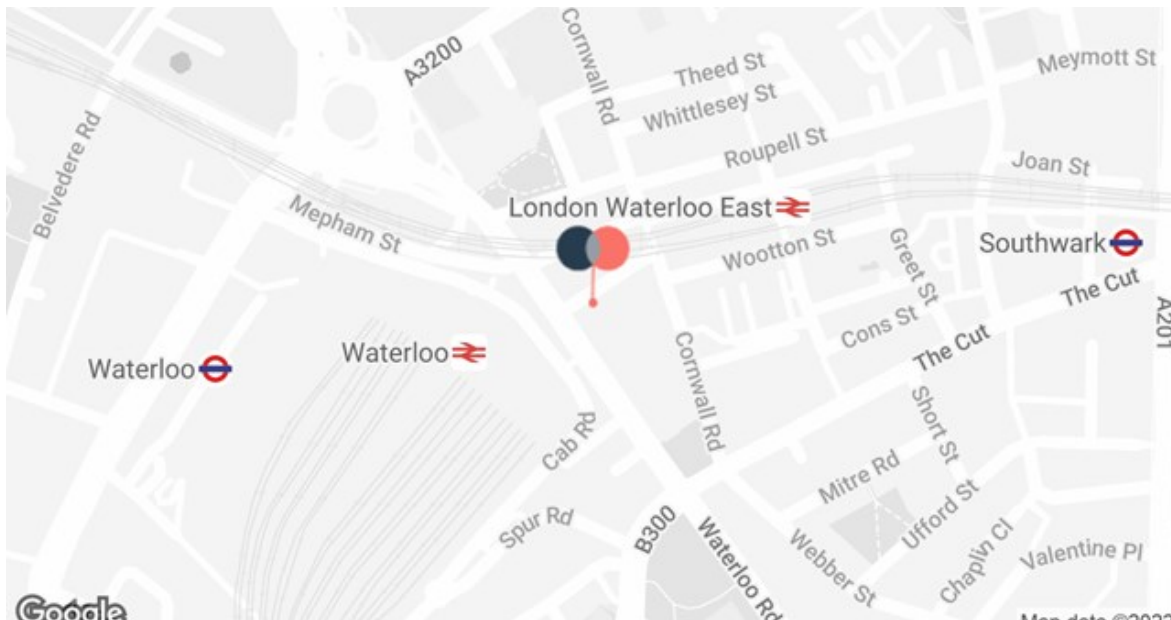
Manned reception



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## Description

### Short term, fitted floor available opposite Waterloo Station

Capital Tower sits on the east side of Waterloo Road directly opposite the entrance to Waterloo Station.

The 3rd floor is available in a short term basis for a lease through to September 2023 and is offered in a fitted condition.

The floor benefits from excellent views across Central London and excellent levels of natural light with windows on all elevations. The space provides for a generous kitchen area and a number of meeting rooms.

In addition the building offers a large reception, which is manned 24 hours a day, meeting rooms which can be hired and a roof top terrace which provides incredible panoramic views across Central London.

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## Further Information

For a lease term to expire September 2023, or longer by arrangement.

Rent  
£45.00 per sq ft

Service Charge  
£12.17 per sq ft

Rates  
£18.24 per sq ft

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