

USP.

Spectra, Westminster
Bridge Road, London, SE1
7NN

OFFICES TO RENT

12,324 - 25,577 SQ FT

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground	Available	13,278	POA
Mezzanine	Available	12,299	POA
TOTAL		25,577	

Amenities

Self-contained Ground and Mezzanine

LED lighting

Fully accessible raised floor (Ground)

Floor to ceiling G: 2.75m, Mezz: 2.70m

WCs and shower facilities

Lift

New VRF air conditioning system (1:8)

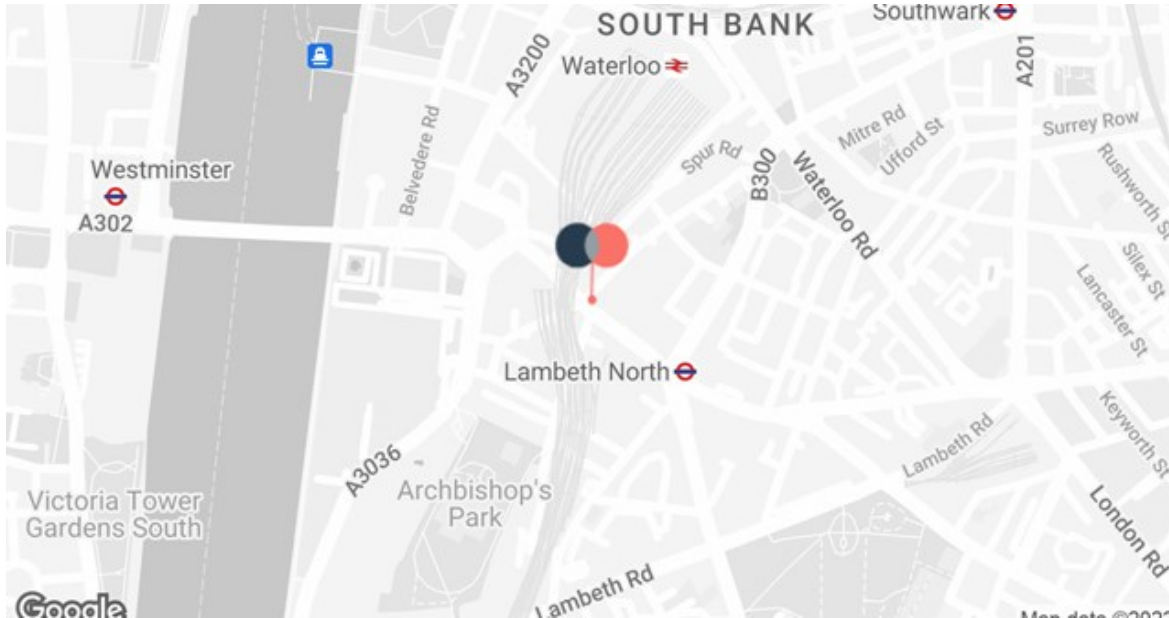
Floor to ceiling glazing on west elevation

Underfloor trunking (Mezz floor)

Capped services

Secure cycle storage





Description

New Development Offices To Let

Located off Westminster Bridge Road, underneath London Waterloo Station, Spectra will offer exceptional contemporary office space (designed by AHMM) moments from Waterloo Station. The Arches can be taken on a conventional basis or at a discount for businesses that qualify for Affordable Workspace. The space is scheduled for completion Q1 2024.

Local amenity includes the bustling Leake Street arches (Banksy Tunnel), which host a wide range of amenities and F&B offering, Brew Dogs new flag ship location within Waterloo Station and Lower Marsh market.

The area is undergoing significant regeneration with the developments to the north (One Waterloo / Elizabeth House) and the south (Royal Street Masterplan) along with the extension of the 'Low-Line'.

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Further Information

New lease for a term by arrangement.

Rent	Service Charge
Guiding mid £50's per sq ft	To be confirmed.

Rates
To be confirmed.

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