

USP.

The Old Fire Station
150 Waterloo Road
London SE1 8SB

**FULLY FITTED OFFICES
IMMEDIATELY ADJACENT TO
WATERLOO STATION**

1,409 - 3,007 SQ FT

usp.london
020 3757 7777





Description

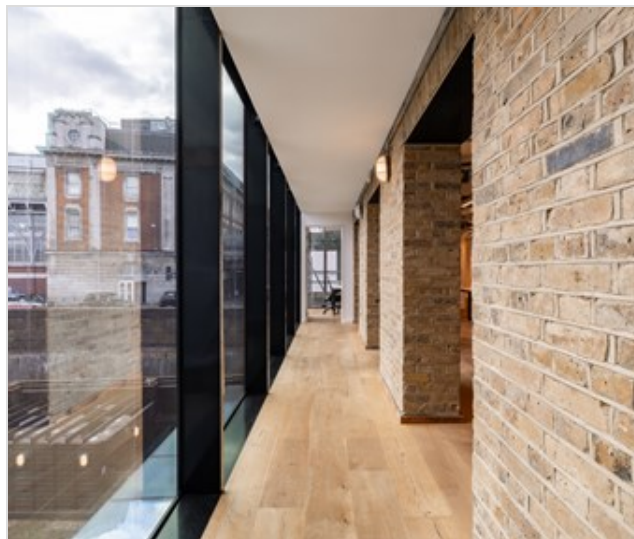
FULLY FITTED OFFICES IMMEDIATELY ADJACENT TO WATERLOO STATION

The Old Fire Station is an attractive period property situated immediately adjacent to Waterloo station.

Originally a fire station, the upper floors have been converted into high quality offices accessed via a private gated courtyard.

The third and fourth floors will be available from summer 2026. The floors will be newly refurbished and offered fully fitted and furnished ready for an occupier to move in without requiring fit out costs.

Each floor has windows on all four elevations providing excellent natural light, with the west elevation fully glazed.



The Old Fire Station, 150 Waterloo Road, London, SE1 8SB



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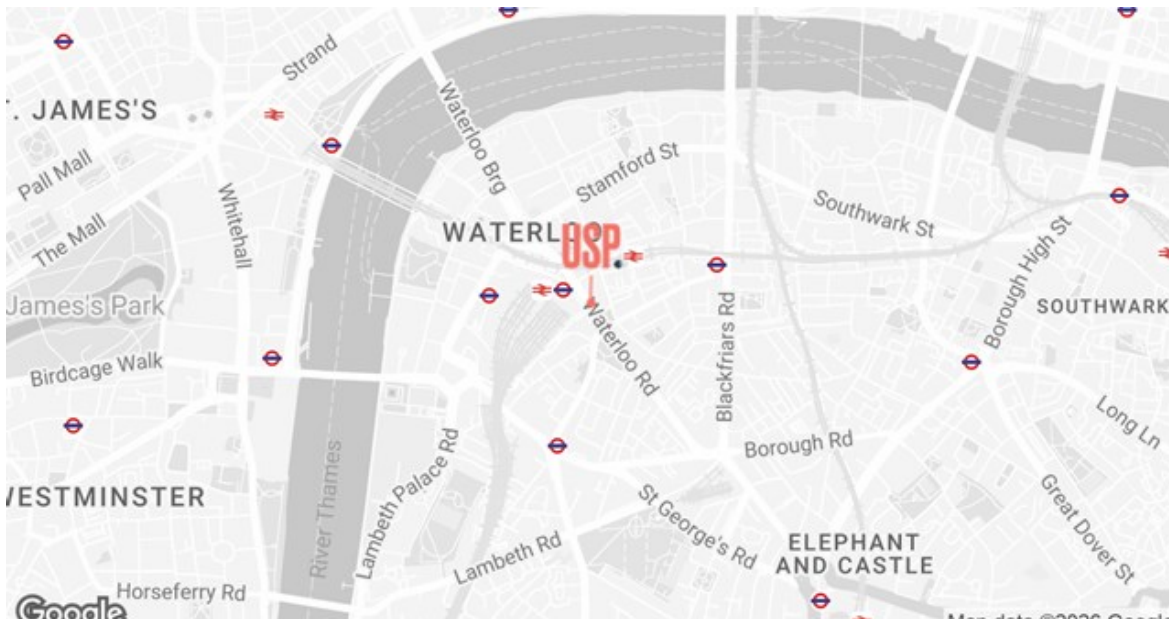
Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
4th Floor	Available	1,409	£67.50	Fully Fitted
2nd Floor	Available	1,598	£67.50	Fully Fitted

Amenities

Fully fitted and furnished	Air-conditionioing
Timber Floors	Lift
Fully equipped kitchen (on each floor)	WCs and shower within demise (on each floor)
Bike racks	Excellent natural light





Location

The Old Fire Station benefits from a superb location immediately adjacent to Waterloo station. Waterloo provides access to Mainline services as well as Jubilee, Bakerloo, Northern and Waterloo & City Underground lines.

There is an excellent range of amenity in the vicinity including the South Bank Centre and restaurants, cafes and bars on The Cut and Lower Marsh.

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Further Information

New lease(s) for terms by arrangement

Rent

£67.50 per sq ft per annum

Service Charge

£14.60 per sq ft per annum approx

Rates

4th Floor: c. £15.30 psf pa payable (From April 2026) ; 3rd Floor : c. £11.90 psf payable (from April 2026).

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 13/07/2026