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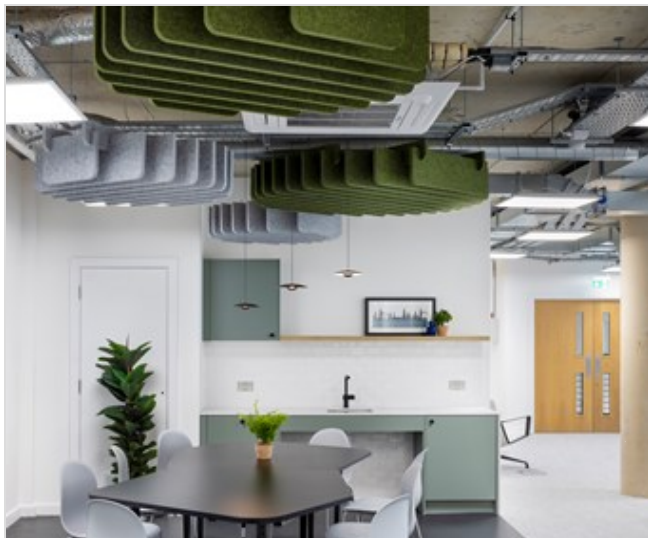
Office 1, The Boulevard
32 Ufford Street
London SE1 8QD

**Fully Fitted New Build Office
To Let Within 5 Minutes Walk
Of Waterloo Station**

5,677 SQ FT

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020 3757 7777





Office 1, The Boulevard, 32 Ufford Street, London, SE1 8QD

Description

Fully Fitted New Build Office To Let Within 5 Minutes Walk Of Waterloo Station

The Boulevard in a prominent new development situated within 5 minutes walk of Waterloo Station.

Office 1 occupies the 1st Floor with two entrances of Ufford Street.

The office has been fully fitted and furnished by the landlord to a very high quality with specification including; 48 work stations, 5 meeting rooms, 4 phone booths, reception area, break out areas and kitchen. This allows a tenant to have immediate occupation and with no or very minimal capital expenditure.

The office has its own WCs, shower, air-conditioning, raised floor and suspended LED lighting. The ceiling height is excellent at approximately 3 metres.

There is an adjacent unit of 2,934 sq ft that could be incorporated with Office 1 to provide a single office of 8,611 sq ft. This is offered in Cat A specification (un-fitted) but could be fitted out by the landlord by arrangement on terms to be agreed.



Office 1, The Boulevard, 32 Ufford
Street, London, SE1 8QD

Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Office 1	Available	5,677		£65.00	Fully Fitted
Office 2	Available	2,934		£57.50	Cat A
TOTAL		8,611			

Amenities

Fully Fitted by Landlord	48 Workstations
5 Meeting Rooms	4 Phone Booths
Kitchen	Own WC's
Shower	Break Out Areas
Reception Area	New Build
Air-conditioning	LED Lighting
Raised Floor	Excellent ceiling height (3 metres)



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Location

The property benefits from outstanding transport links. Waterloo Station is approximately 5 minutes' walk away and provides mainline services as well as Underground services via Northern, Bakerloo, Jubilee and Waterloo & City lines.

Southwark Underground station (Jubilee Line) is approximately 3 minutes' walk from The Boulevard.

There is an excellent range of amenity in the area including various restaurants, cafes and bars on The Cut.

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Further Information

New lease for term by arrangement

Rent

£65 Per sq ft per annum

Service Charge

£2.58 per annum budget for
current year

Rates

c. £22 per sq ft payable per
annum

EPC

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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