

USP.

13 Casson Square
Southbank Place, 4 York
Road
London SE1 7PE

**CLASS E PREMISES
AVAILABLE TO LET
ADJACENT TO WATERLOO
STATION**

5,963 SQ FT

usp.london
020 3757 7777





Description

1ST FLOOR TO LET ADJACENT TO WATERLOO STATION

The available floor was previously operated as a care facility serving the neighbouring social housing units. It benefits from E use class, offering flexibility for a range of potential occupiers due to its excellent location. The space features good natural light, multiple meeting rooms, an industrial style kitchen, two passenger lifts and a small private balcony.



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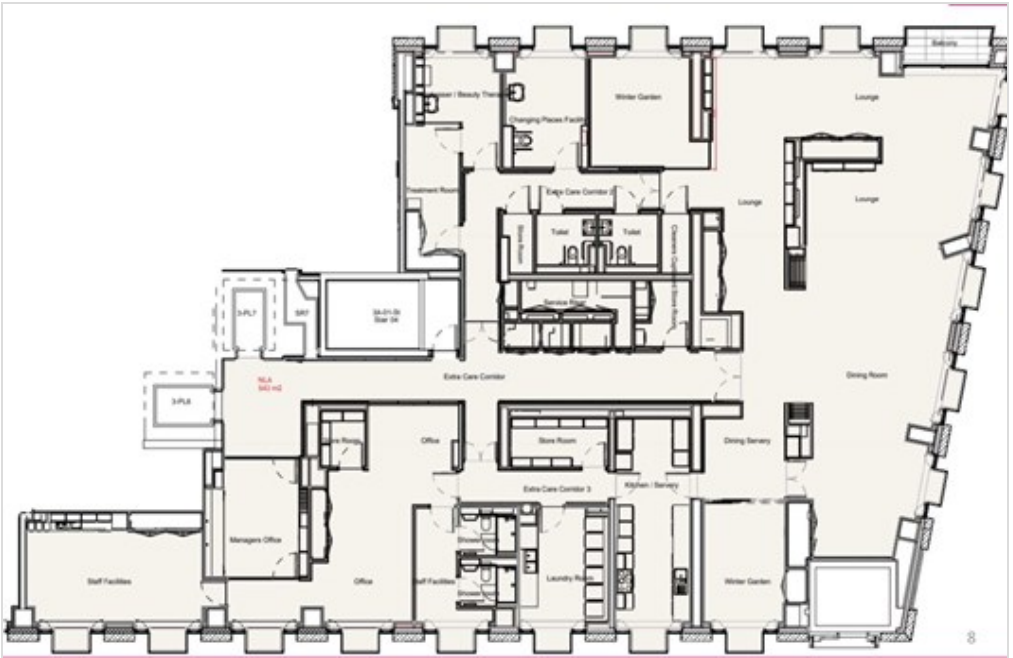
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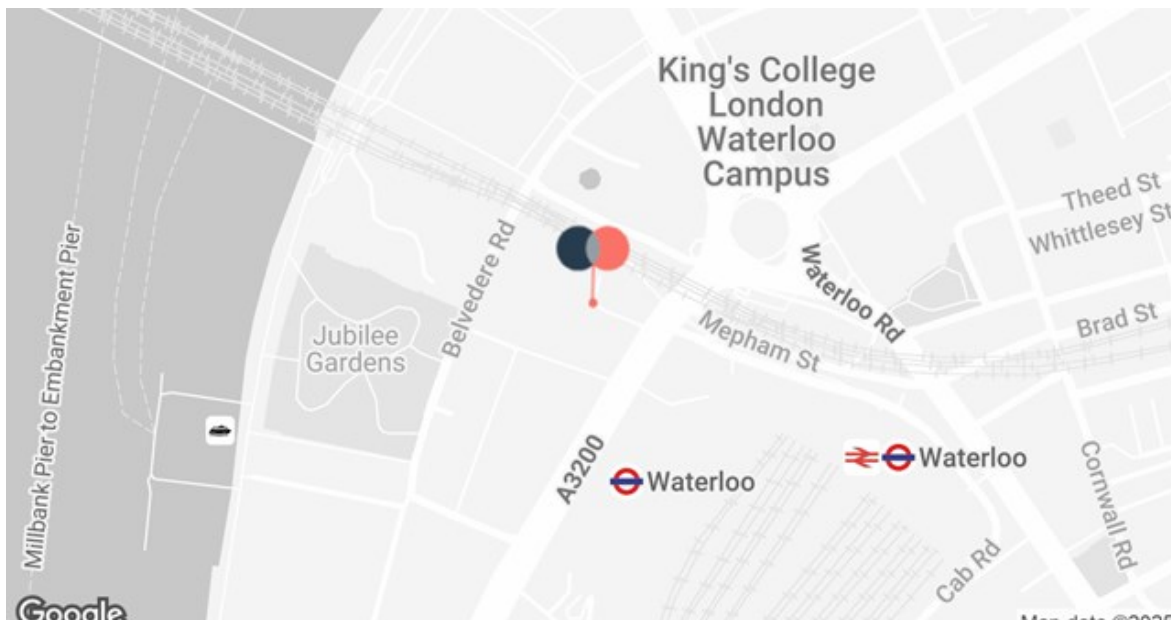
Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
1st Floor	Available	5,963	£25.00
TOTAL		5,963	

Amenities

Good natural light	Two passenger lifts
Multiple meeting rooms	Industrial style kitchen
Small private balcony	





Location

The 1st floor of Southbank Place (4 York Road), is located immediately adjacent to Waterloo Station, with access to National Rail as well as Jubilee, Northern, Bakerloo and Waterloo & City lines.

The local area is buzzing with vibrant amenities including numerous bars, restaurants, cafes and attractions such as The Old Vic, The Royal Festival Hall, The Southbank Centre and The London Eye.

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Further Information

New lease available direct from the Landlord, up to a term of 5 years.

Rent

£25.00 psf

Service Charge

£9.51 psf

Rates

£17.24 psf estimated

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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 10/06/2025