

BRAD & WOOTTON STREET

LONDON SE1

CLASS E UNITS TO LET 2,730 - 3,670 SQ. FT.



BRAD & WOOTTON STREET LONDON SE1

CLASS E UNITS
AVAILABLE JUST A
2-MINUTE WALK FROM
WATERLOO STATION.
THE IMMEDIATE AREA IS
SURROUNDED BY MANY
COMPLEMENTARY
USES INCLUDING RETAIL,
F&B, LEISURE, AND
OFFICE.

The units are below Waterloo East station and The Cut is just a 2-minute walk away, with all its thriving bars, restaurants and theatres. Directly adjacent customers include PureGym, McQueens Flower School and DECON Hospitality & Retail Consultancy.

/// bags.bells.limbs



- | | | |
|-----------------------------|-------------------------|------------------------|
| 1 Peacock London | 7 Waterloo East Theatre | 13 Ristorante Olivelli |
| 2 Brasserie Blanc Southbank | 8 The Kings Arms | 14 Immersive Gamebox |
| 3 BFI Southbank | 9 Pure Gym | 15 The Duke of Sussex |
| 4 Gabriel's Wharf | 10 The Bankside Cafe | 16 Borough Yards |
| 5 Sea Containers London | 11 Jack's Bar | |
| 6 Tonight Josephine (bar) | 12 Rosa's Thai | |

WATERLOO STATION



2 mins 0.1 miles

**BRAD &
WOOTTON
STREET**
LONDON SE1



An aerial photograph of a city street, likely in London, showing a mix of residential and commercial buildings. A tram is visible on the street. The image is darkened to serve as a background for the text.

**BRAD &
WOOTTON
STREET**
LONDON SE1

SELF-CONTAINED CLASS
E UNITS WITH CAPPED
SERVICES READY FOR
OCCUPIER FIT-OUT.

The Units benefit from fully glazed customer facing frontages and floor to ceiling heights of over 6 metres, with good natural light and a volume of space throughout.

These Class E units are suitable for uses including F & B, Retail, Leisure, Office and Medical.

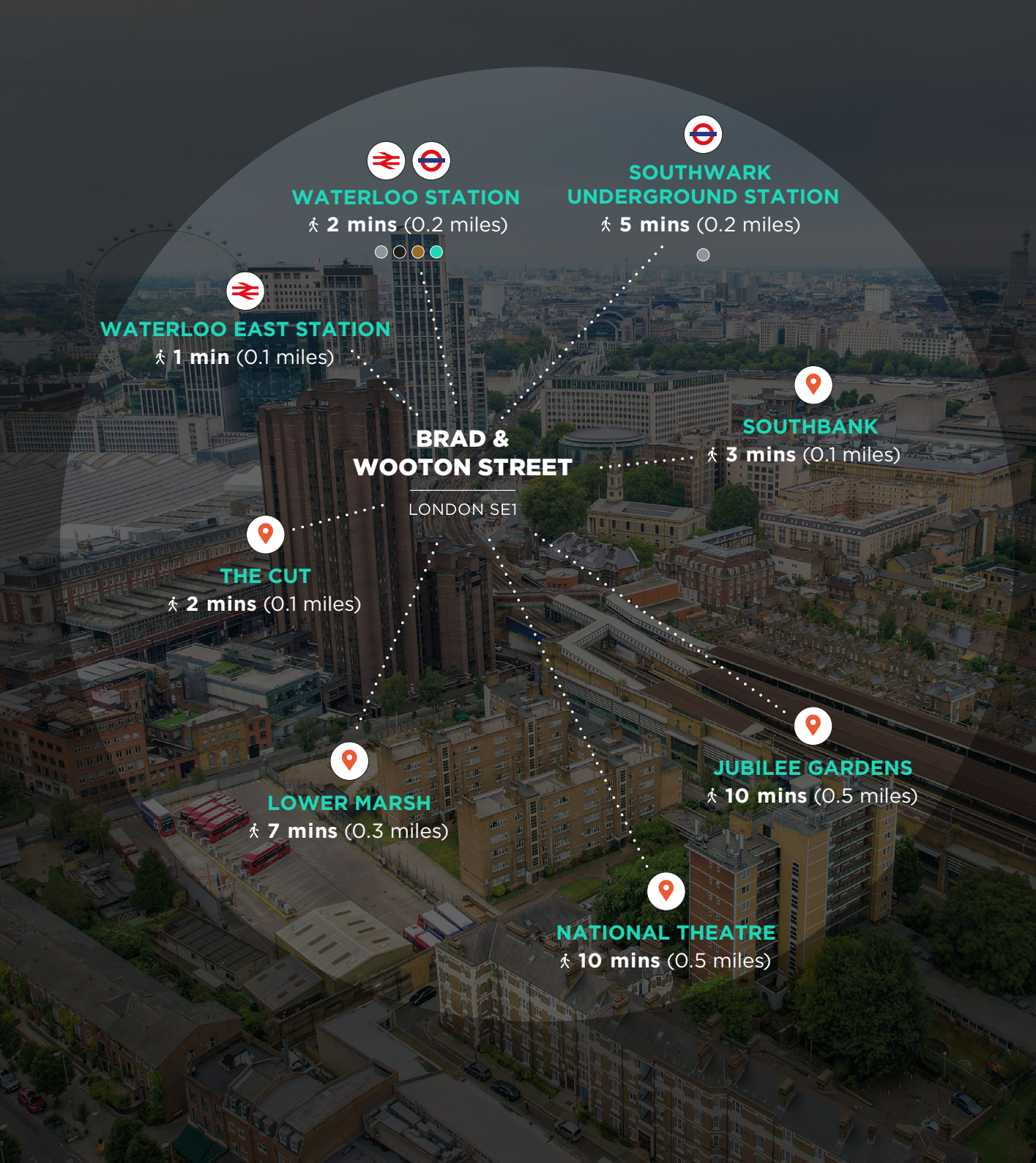
**SPACE
TO
THRIVE**



Secondary frontage facing Brad Street



Indicative fit out facing Wootton Steet



WATERLOO STATION

⌚ 2 mins (0.2 miles)



WATERLOO EAST STATION

⌚ 1 min (0.1 miles)

BRAD & WOOTON STREET

LONDON SET



THE CUT

⌚ 2 mins (0.1 miles)



LOWER MARSH

⌚ 7 mins (0.3 miles)



NATIONAL THEATRE

⌚ 10 mins (0.5 miles)



SOUTHWARK UNDERGROUND STATION

⌚ 5 mins (0.2 miles)



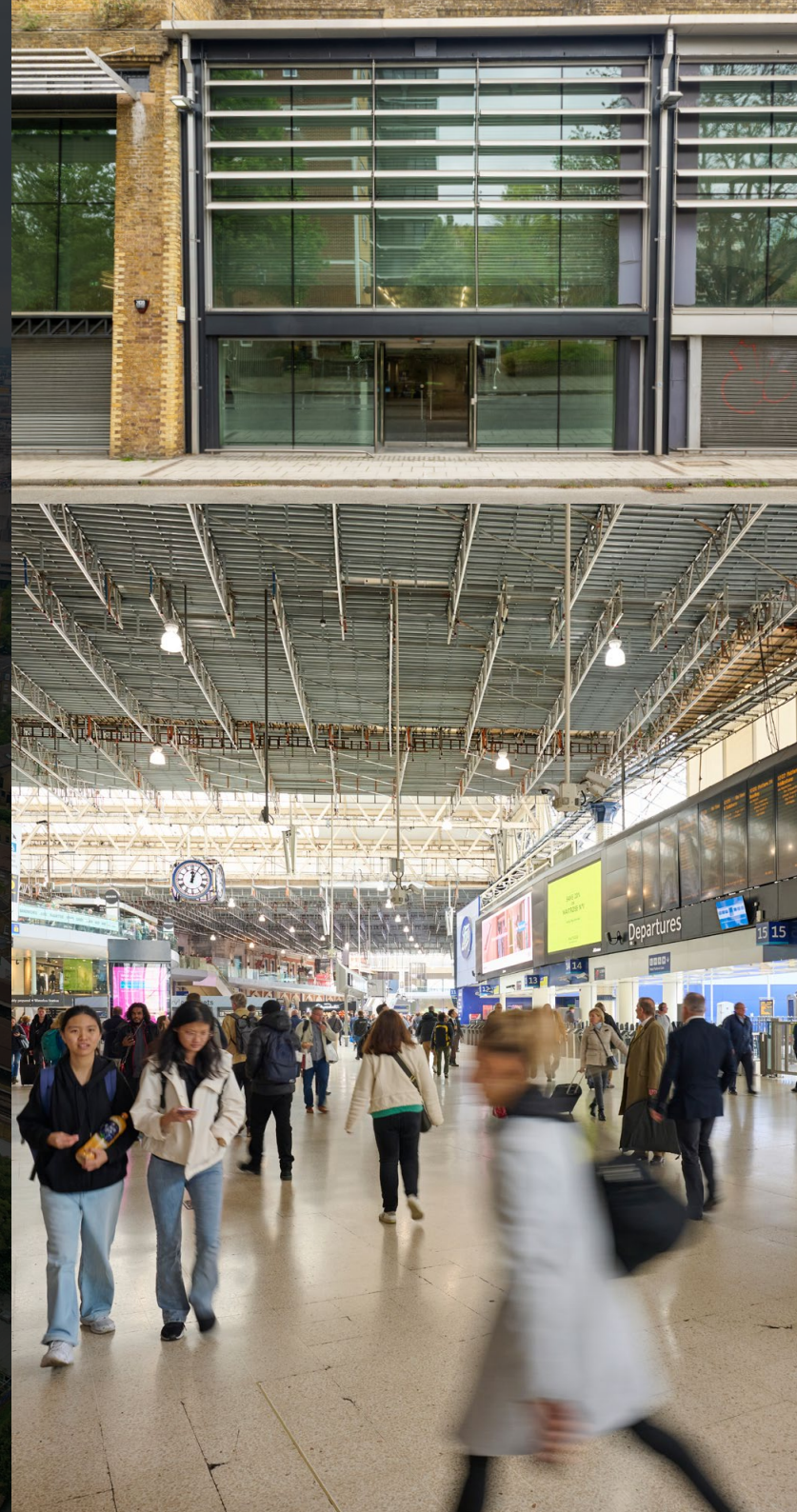
SOUTHBANK

⌚ 3 mins (0.1 miles)



JUBILEE GARDENS

⌚ 10 mins (0.5 miles)



ACCOMMODATION

| ARCH | SQ FT |
|-------------------|-------|
| 27 Wootton Street | 3,670 |
| 29 Wootton Street | 3,180 |
| 31 Wootton Street | 2,730 |
| 3 Brad Street | 2,080 |

SPECIFICATION



**FULLY
REFURBISHED**



**FULLY
GLAZED
FRONTAGE**



**THREE-PHASE
POWER SUPPLY**



**WATER AND
DRAINAGE
CONNECTIONS**

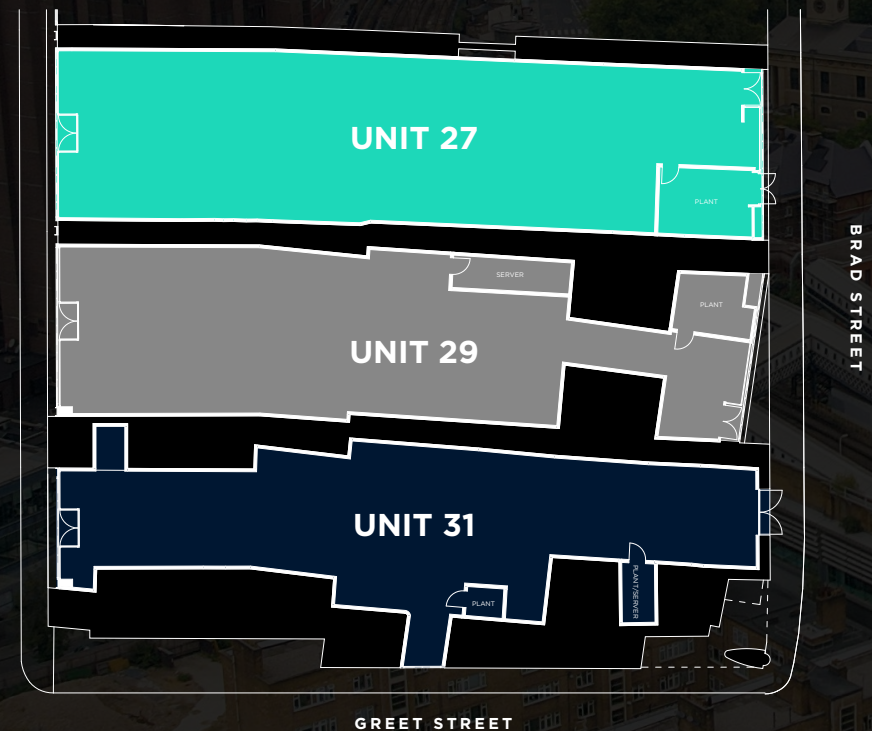
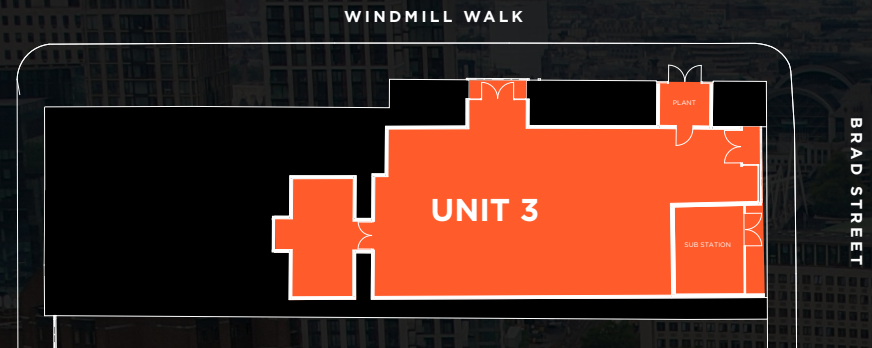


**EXCELLENT
CENTRAL
LOCATION**



**LED
LIGHTING**

FLOOR PLANS



COSTS PER ANNUM

| Unit | 27 | 29 | 31 | 3 Brad Street |
|---------------------------------|----------------|----------------|----------------|---------------|
| Rent | £121,200 | £105,000 | £90,240 | £72,840 |
| Business rates payable | £80,400 | £63,360 | £54,000 | £30,840 |
| Insurance | £1,560 | £1,200 | £1,200 | £840 |
| Service charge | £2,400 | £1,800 | £1,680 | £1,080 |
| Indicative monthly costs | £17,130 | £14,280 | £12,260 | £8,800 |

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

EPC

Targeting an 'A'.

TERMS

A new full repairing and insuring lease on The Arch Company standard leasing agreement by arrangement.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued May 2026.



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