

OFFICE UNIT TO LET

# 25 WOOTTON STREET

LONDON SE1

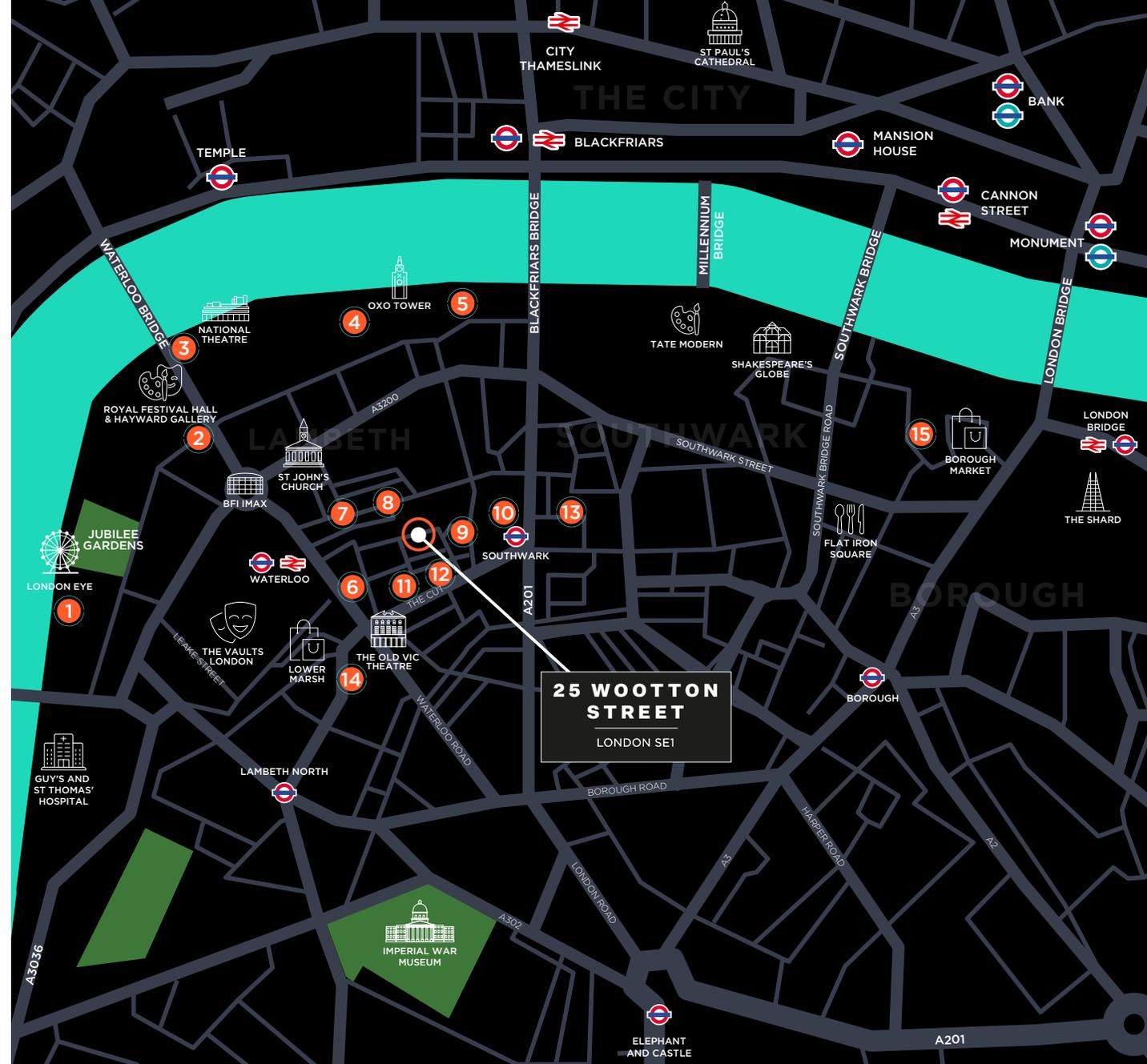


# 25 WOOTTON STREET LONDON SE1

WOOTTON STREET IS A COLLECTION OF MODERN REFURBISHED OFFICES JUST A 2-MINUTE WALK FROM WATERLOO STATION AND ALL THE RETAIL AND F&B AMENITIES THAT THE LOCAL AREA PROVIDES.

The office unit is situated next to Waterloo East station and The Cut is just a 2-minute walk away, with all its thriving bars, restaurants and theatres.

/// bags.bells.limbs



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

# WATERLOO STATION



**2 mins** 0.1 miles

**25 WOOTTON STREET**  
LONDON SE1





# SPACE TO THRIVE

A SELF-CONTAINED OFFICE UNIT ARRANGED OVER GROUND AND MEZZANINE FLOORS, WITH LIGHT AND VOLUME THROUGHOUT.

The fully refurbished workspace benefits from comfort cooling, raised floor, LED lighting and new WCs/shower. The space is designed as modern workspace but could suit other uses including medical, retail or other leisure.



# A VIBRANT LOCATION





**WATERLOO STATION**

🚶 2 mins (0.2 miles)



**SOUTHWARK UNDERGROUND STATION**

🚶 5 mins (0.2 miles)



**WATERLOO EAST STATION**

🚶 1 min (0.1 miles)



**SOUTHBANK**

🚶 3 mins (0.1 miles)

**25 WOOTTON STREET**

LONDON SE1



**THE CUT**

🚶 2 mins (0.1 miles)



**JUBILEE GARDENS**

🚶 10 mins (0.5 miles)



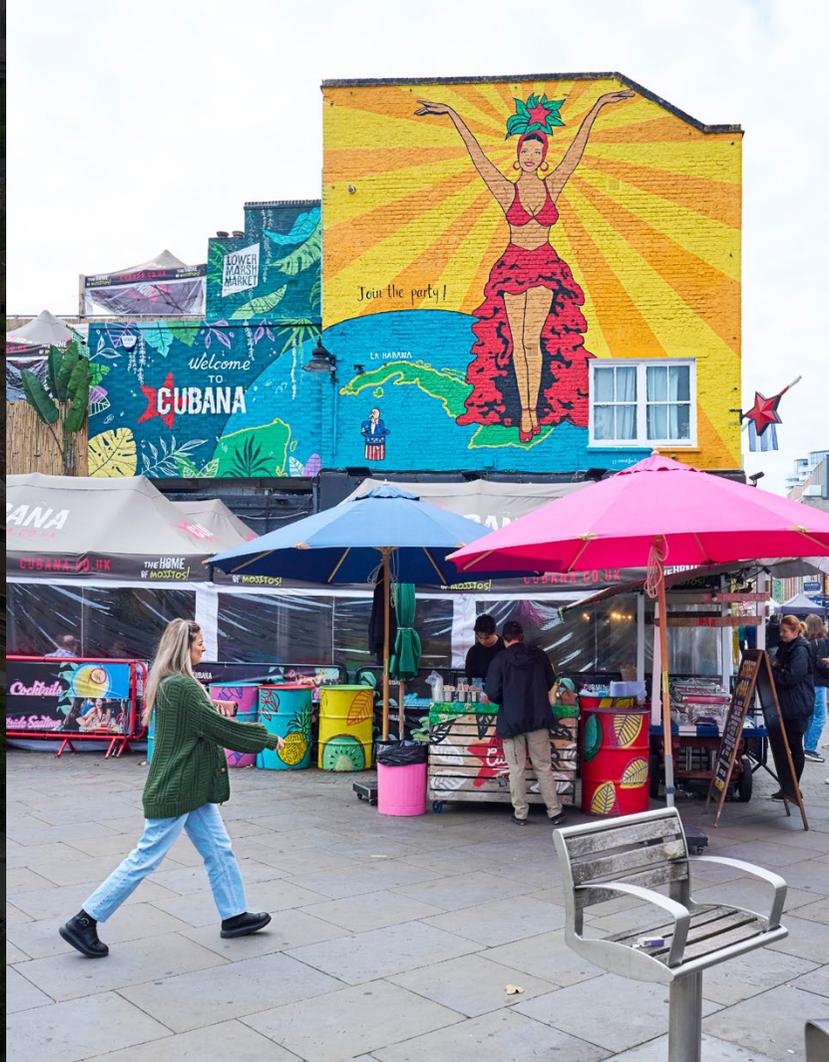
**LOWER MARSH**

🚶 7 mins (0.3 miles)



**NATIONAL THEATRE**

🚶 10 mins (0.5 miles)



# ACCOMMODATION

ARCH	SQ FT
CAT A - FULLY REFURBISHED	
25	4,650

- A fully refurbished office unit
- Ready for occupation and fit-out
- A 2 minute walk from Waterloo Station

# SPECIFICATION



**FULLY  
REFURBISHED**



**FULLY  
GLAZED  
FRONTAGE**



**NEW  
SUPERLOOS**



**NEW  
SHOWER**



**KITCHENETTE**



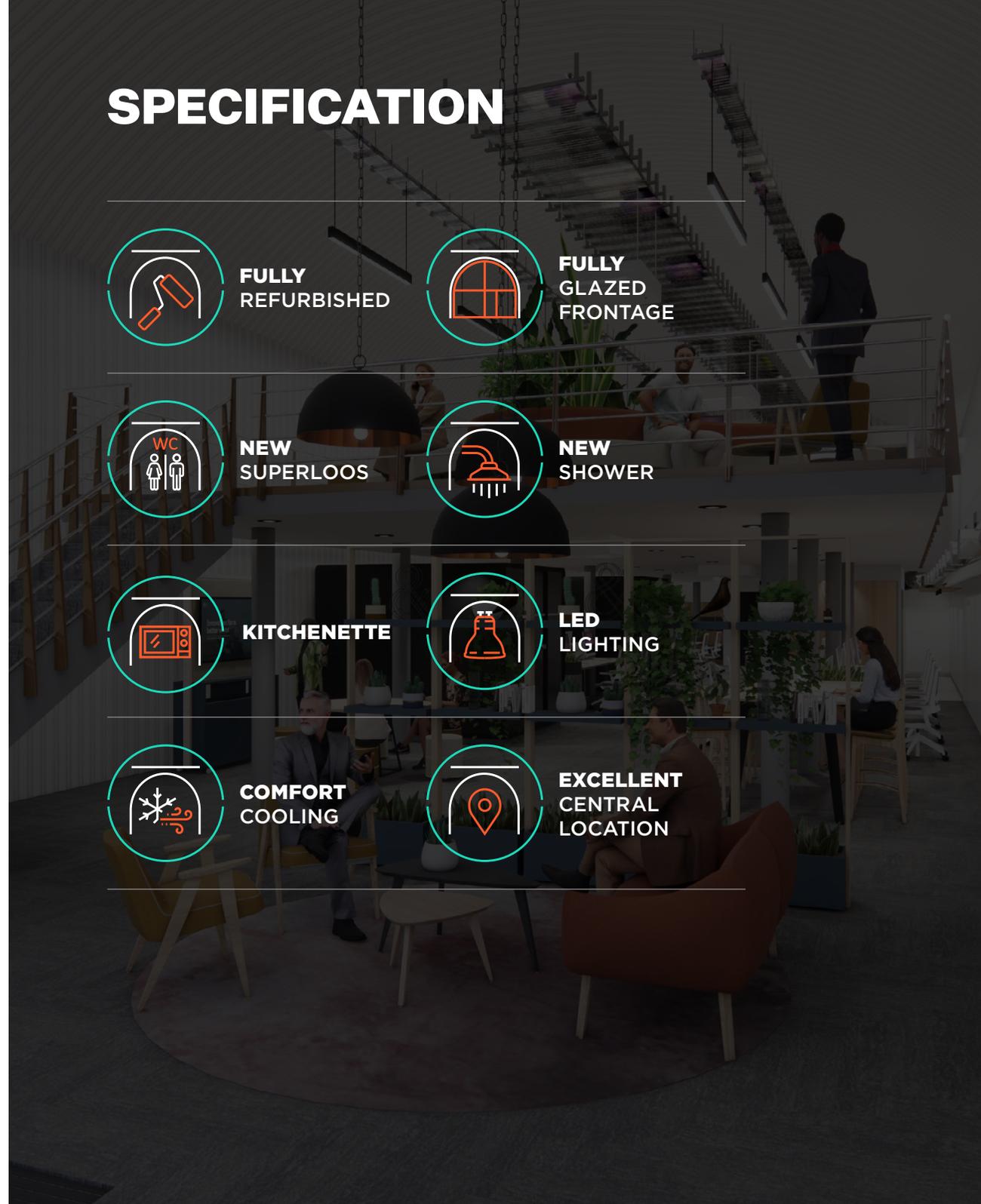
**LED  
LIGHTING**



**COMFORT  
COOLING**



**EXCELLENT  
CENTRAL  
LOCATION**





MSS  
STATION

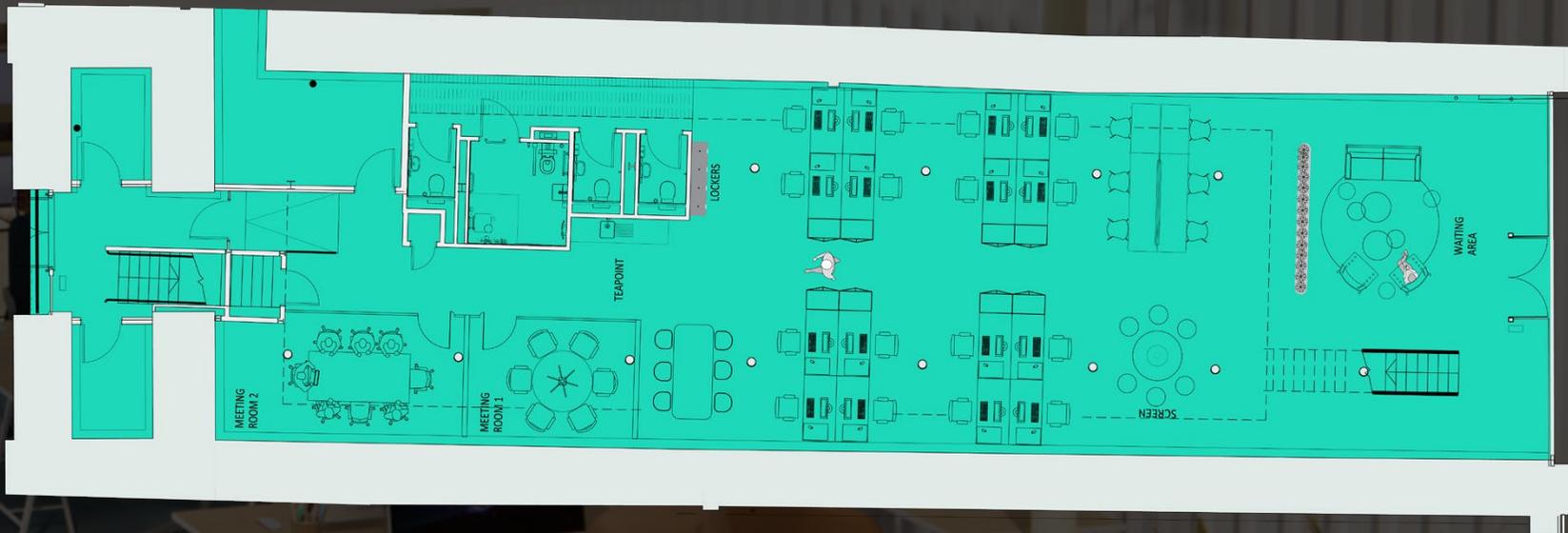
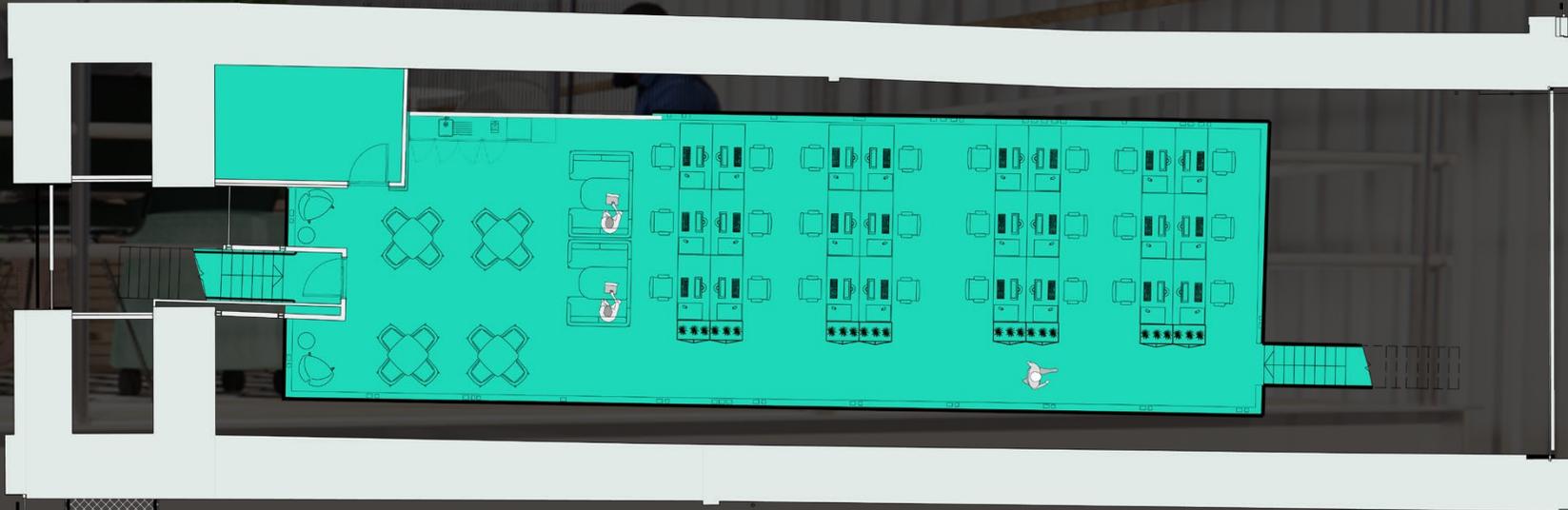
25



# FLOOR PLANS UNIT 25



# POTENTIAL LAYOUTS



Please note these are space planning examples, and the units are offered in shell specification only.

## COSTS PER ANNUM

Please enquire for costs.

## EPC

A.

## TERMS

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

### ENQUIRIES

+44 (0)800 830 840

[leasing@thearchco.com](mailto:leasing@thearchco.com)

**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 February 2026.



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