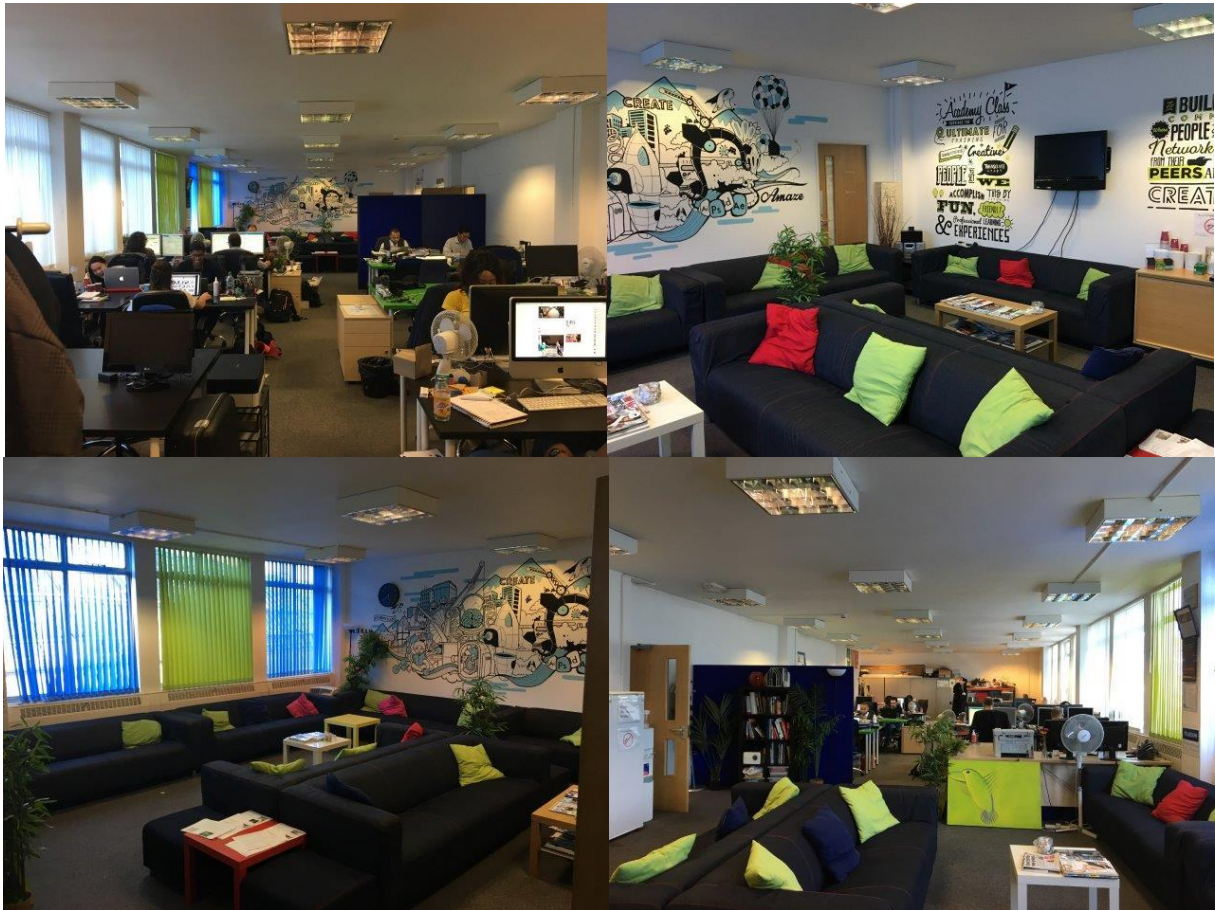


Fully set up plug and play media style office floor to let on an all-inclusive rent  
1 or 2 year lease available  
Ideal for small business / start up offices / media companies etc.

Elizabeth House, York Road, Waterloo, London SE1  
Approx. 1200 sq ft, part 2<sup>nd</sup> floor



These offices have excellent transport connections with one of the entrances to Waterloo Station (Overground, Bakerloo, Northern, Jubilee, Waterloo & City lines) adjacent to the building. Waterloo East and Lambeth North Stations also within short walking distance. Many bus routes pass by the building which is opposite the recently landscaped Jubilee Gardens and The London Eye.

\* Use of kitchenette \* Use of break out area \* WC \* Comfort cooling \* Cat 11 Lighting \* Carpeted \* Phone line \* Internet \* Cleaning of demise included \* commissionaire \* 24 hours access \* Multiple lifts

Rent only £4,500 pcm / £54,000 inclusive annually