



## 97 Lower Marsh

Bishop's, Waterloo, SE1 7AB

### To Let, First and Second Floor Office/Studio Space Located in Waterloo.

**700 sq ft**  
(65.03 sq m)

- Excellent Transport Links
- New Flooring
- Great Natural Light
- Own Kitchen and WC
- Central Heating
- Strip Lighting

# 97 Lower Marsh, Bishop's, Waterloo, SE1 7AB

## Summary

Available Size	700 sq ft
Rent	£24,500 per annum
Rates Payable	£7,734.50 per annum
Rateable Value	£15,500
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (57)

## Description

This 700 sq. ft. self-contained office has recently been renovated with new flooring, strip lighting, kitchen and WC. It is arranged over the first and second floor of a mid terrace commercial building and benefits from a fully fitted kitchen with a gas hob, oven, air ventilator and fridge/freezer.

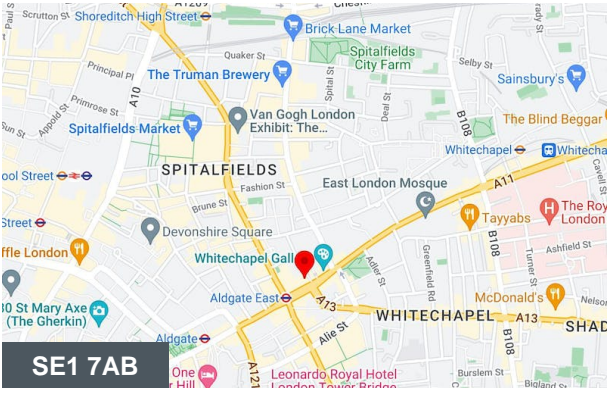
## Location

The property is located in a great position amongst the famous retail shops and cafes of Lower Marsh. The office is a 4 minutes walk from Waterloo Station and 1 minute by Millennium Green.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month	Total year
Unit - First & Second Floor	700	65.03	£24,500 per annum	On application	n/a	£2,041.67	£24,500
Total	700	65.03				£2,041.67	£24,500



## Viewing & Further Information



**Jack Lyons**  
020 7613 4044 | 07794 202 220  
Jack@fyfemcdade.com

# Energy performance certificate (EPC)

97 Lower Marsh  
LONDON  
SE1 7AB

Energy rating

C

Valid until: 14 May 2030

Certificate number: 0825-0351-4630-1300-4003

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

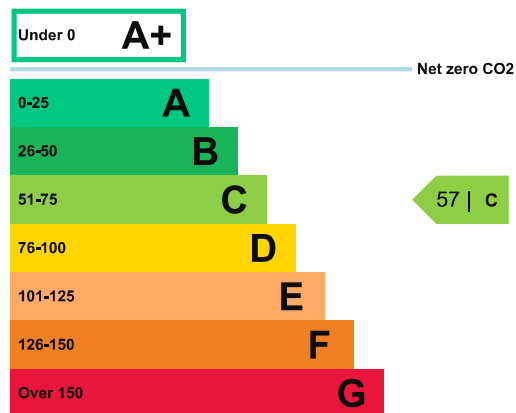
244 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

64 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	80.21
Primary energy use (kWh/m2 per year)	472

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0050-4238-0440-1160-3054\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	M M Rauf
Telephone	07878 466 055
Email	<a href="mailto:muj_is@hotmail.com">muj_is@hotmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001523
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Commercial EPC Ltd
Employer address	lepcco.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 May 2020
Date of certificate	15 May 2020

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