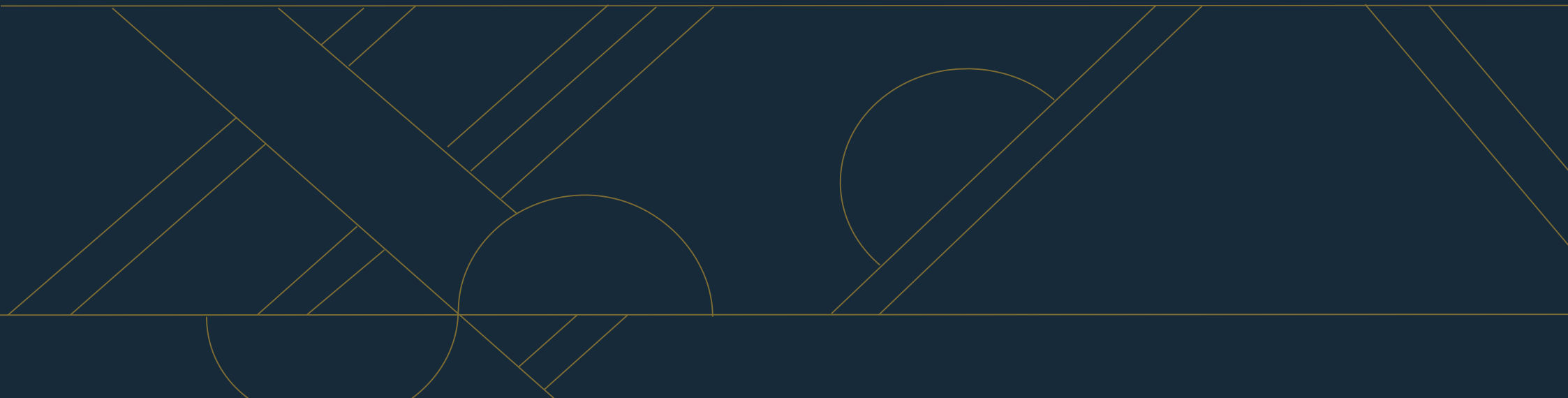


CH

COUNTY HALL

BELVEDERE ROAD  
LONDON  
SE1 7GP



# UNIQUE OFFICES TO LET

CH



- Stunning Grade II\* listed building
- Exceptional views of the Thames and the Houses of Parliament
- Abundance of character and high ceilings
- Close proximity to Westminster and Waterloo Station

01

# HIGHLIGHTS

CH

County Hall, situated on the South Bank of the River Thames, boasts a prime location with stunning views. It's not just an office building; it's a cultural hub. Home to the Sea Life London Aquarium and the London Dungeon, it's where entertainment meets business. Among its tenants are Cloudflare, ETC Venues, Merlin, Park Plaza Hotel Group, and sustainable ventures.

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**36,218 sq.ft.**

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Part 1st Floor 5,915 sq. ft.

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Part 2nd floor 13,389 sq. ft.

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Part 3rd Floor 16,914 sq. ft.

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Rent Quoting £65.00 per sq.ft.

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Business Rates £18.50 per sq. ft.

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Service Charge £5.25 per sq. ft.

# MAKE AN IMPRESSION

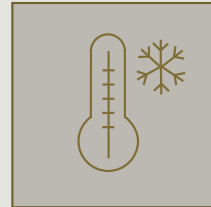
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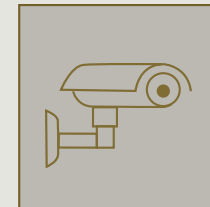
The ground floor reception at County Hall on Westminster Bridge Road exudes grandeur, making a striking first impression. Benefitting from lift access, the property features offices with a mixture of raised floors and original herringbone wood flooring, partial air conditioning, and self-contained W/C facilities. The media-style fit-out blends seamlessly with traditional crittall style windows, while high ceilings enhance the spacious atmosphere. The offices offer stunning river and landmark views, including open-plan spaces designed to meet modern business needs.

# FACILITIES

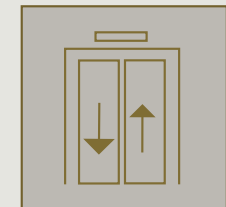
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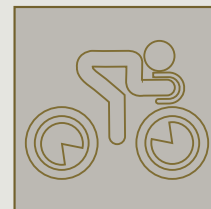
AIR CONDITIONING  
IN PART



24 HOUR SECURITY



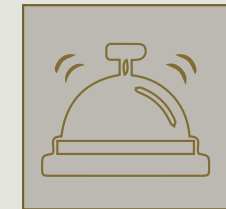
ELEVATOR



BIKE STORE



SHOWERS



CONCIERGE

The property offers a range of premium features designed to enhance comfort and convenience. Enjoy air conditioning, 24-hour security, and easy access with an elevator. Cyclists will appreciate the dedicated bike store and modern shower facilities. The professional concierge service is available to assist with any needs, ensuring a seamless experience for occupants and visitors. The property features high ceilings for an open and spacious feel, and it boasts C Energy Performance Certificate (EPC) rating.



MEDIA STYLE FIT OUT

The layout features expansive open-plan areas that foster collaboration and flexibility, complemented by a separate section with sleek glass partitions for private offices and meeting rooms, providing a balance of openness and privacy. Additionally, the 2nd floor includes a small outdoor terrace, offering breathtaking views of the Thames and Parliament, creating an inspiring setting for breaks and informal meetings.





SET IN THE HEART OF THIS HISTORIC BUILDING



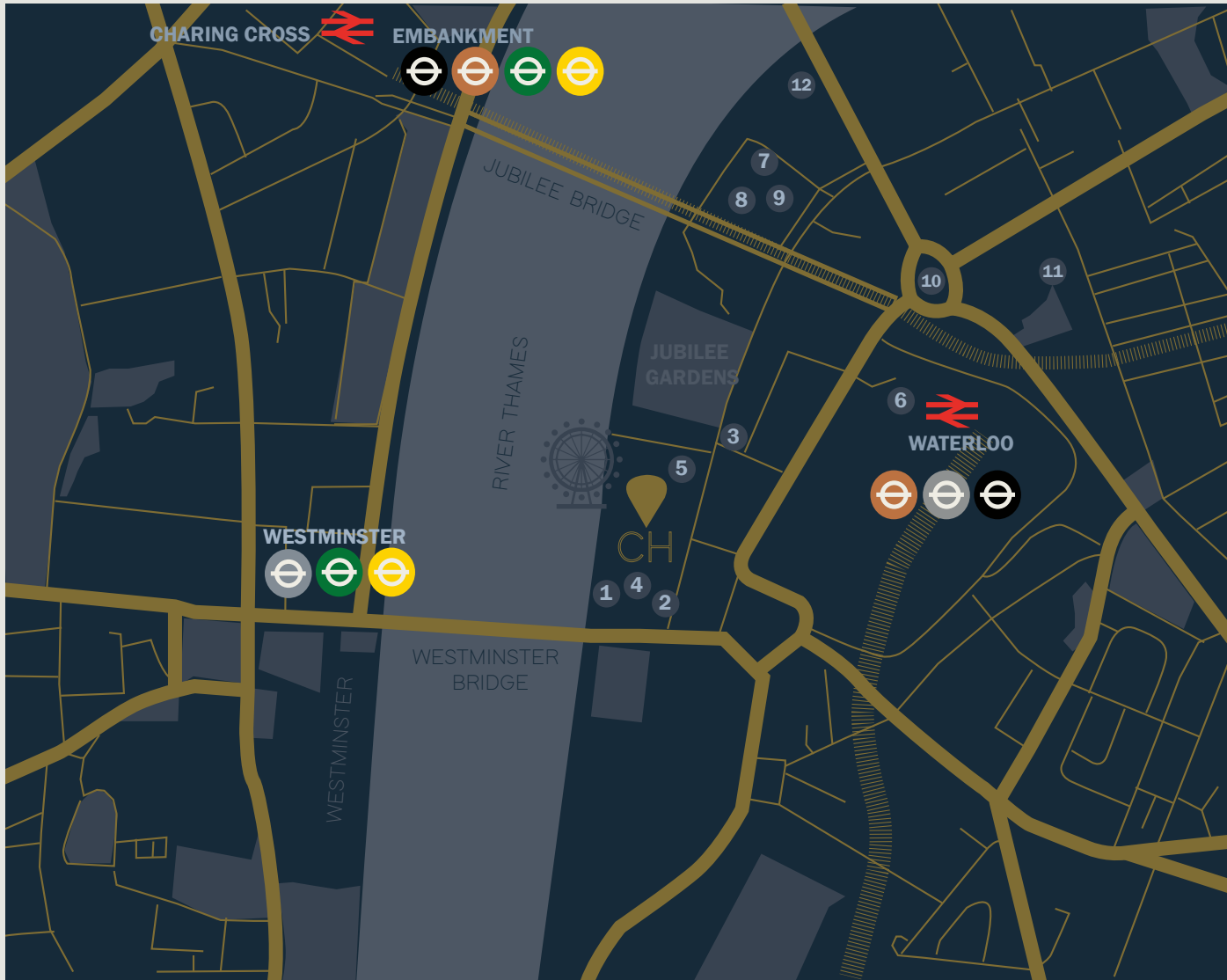


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STUNNING LANDMARK VIEWS

# CONNECTED



For commuters, the nearest stations are Westminster (0.2 miles away, served by Jubilee, Circle, and District Lines) and London Waterloo (0.2 miles away, served by Northern and Bakerloo Lines, as well as National Rail). Additionally, numerous bus routes operate along Westminster Bridge Road.

- 1 Aji (Japanese Restaurant)
- 2 Strings (Spanish Restaurant)
- 3 All Bar One
- 4 London Marriott Hotel County Hall
- 5 Premier Inn
- 6 BrewDog
- 7 Royal Festival Hall
- 8 South Bank Centre
- 9 Skylon (Modern European Restaurant)
- 10 BFI IMAX
- 11 Pure Gym
- 12 Wahaca (Mexican Street food)

## WALKING DISTANCES

Waterloo Station 5 mins

Westminster Station 4 mins

Embankment 12 mins

Charing Cross Station 15 mins

# CHOICE

ABUNDANCE OF CHOICE IN A WELL CONNECTED LOCATION



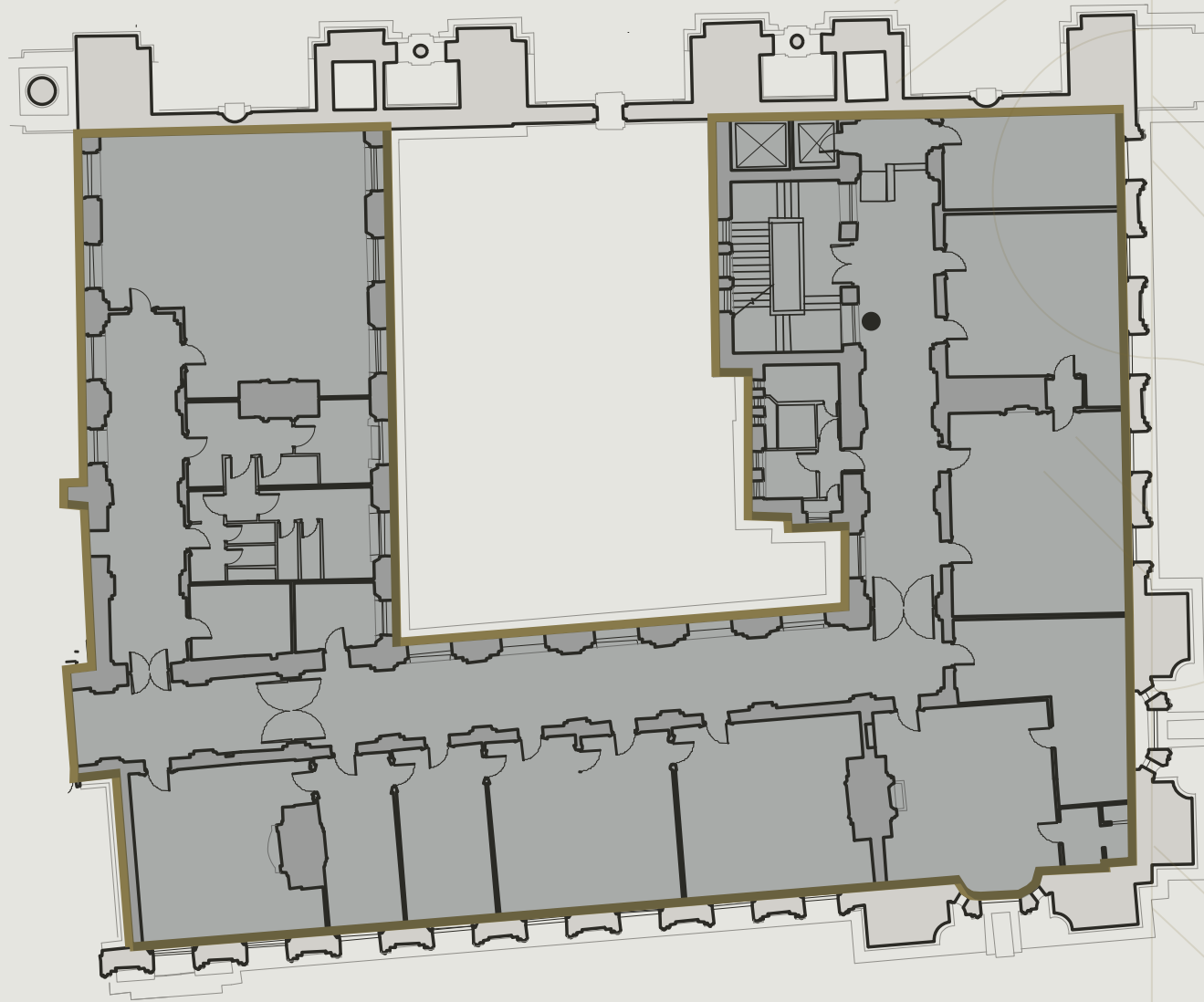
Located in the vibrant South Bank area, County Hall offers prime office space with excellent access to local amenities. Enjoy cultural landmarks like the Royal Festival Hall, dining at Gilray's Steakhouse and Sylon, and drinks at BrewDog. The area also features numerous lunch spots and coffee establishments, making it an ideal and inspiring location for businesses.



# 1ST FLOOR

PART 1ST FLOOR 5,915 sq. ft.

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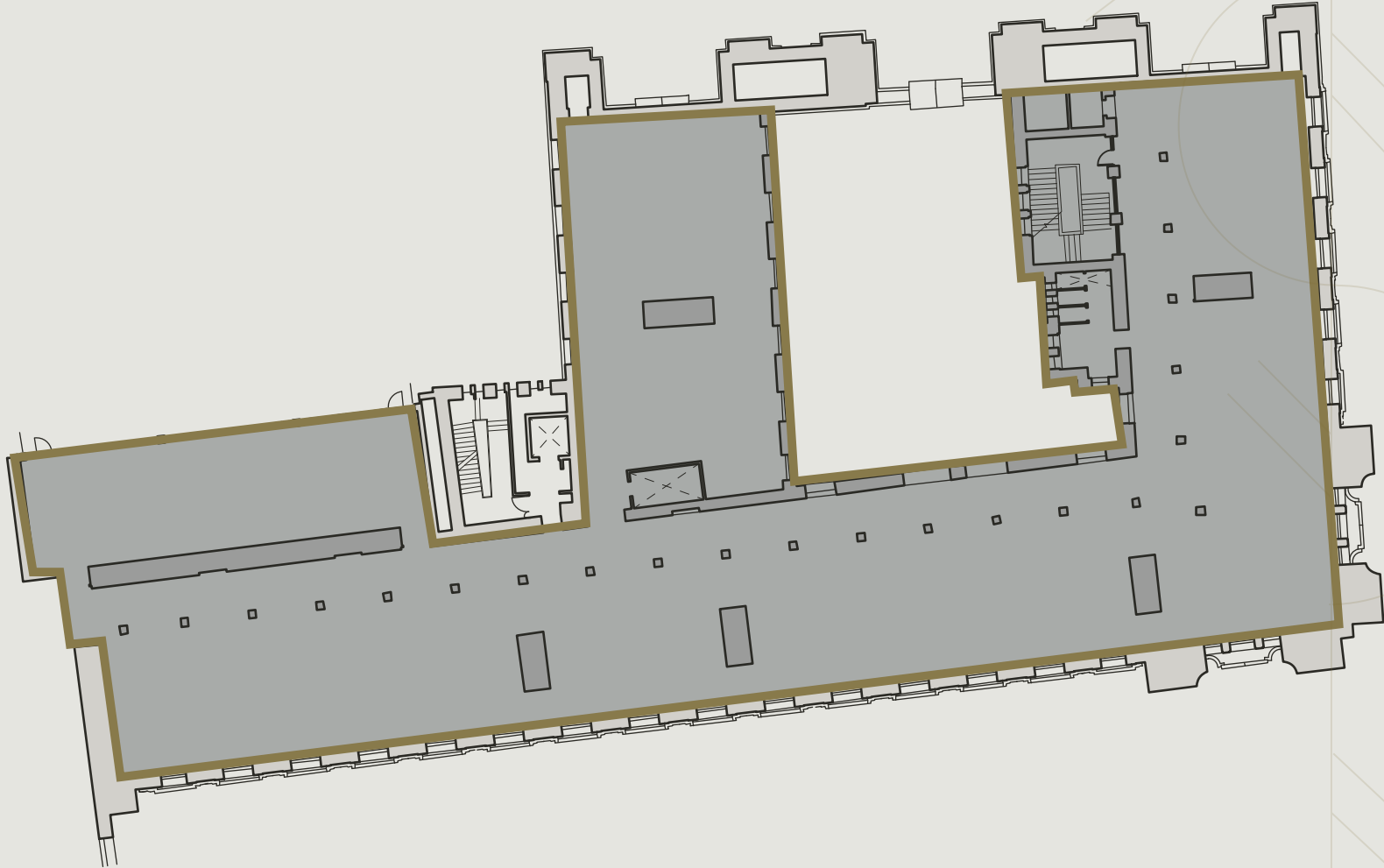


RIVER THAMES

# 2ND FLOOR

PART 2ND FLOOR 13,389 sq. ft.

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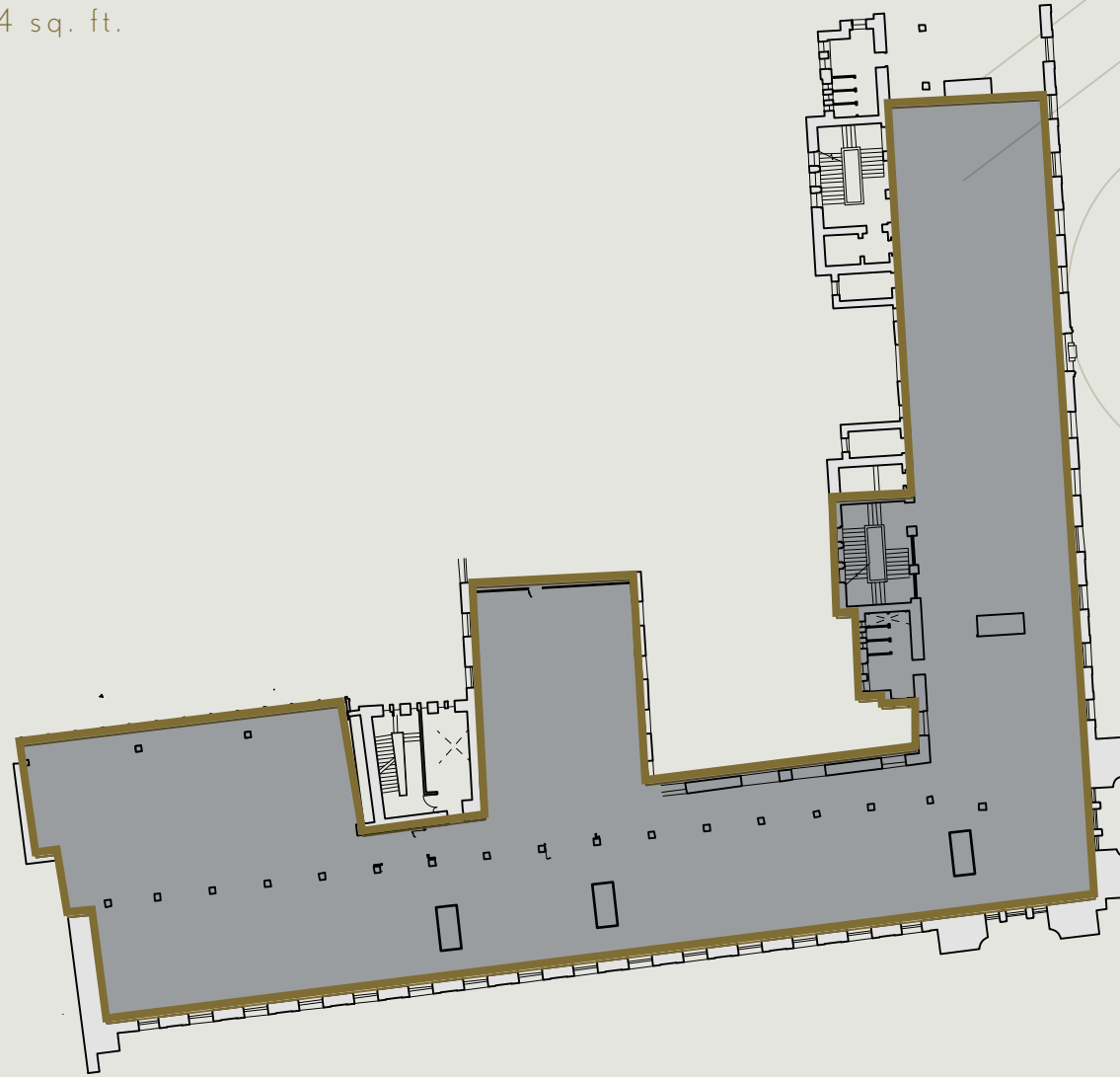


RIVER THAMES

# 3RD FLOOR

PART 3RD FLOOR 16,914 sq. ft.

CH



RIVER THAMES

# CONTACT

To arrange a viewing or for further information please contact;



## **MEDWAY & LAW** CHARTERED SURVEYORS

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20 HANOVER STREET, MAYFAIR, LONDON, W1S 1YR

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Misrepresentation act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.