



## 3 Murphy St

Waterloo, SE1 7FP

**4,764 sq ft**  
**Architecturally designed**  
**building with roof**  
**terrace for sale -**  
**Waterloo**

**1,588 to 4,764 sq ft**  
(147.53 to 442.59 sq m)

- Passenger Lift
- Column free
- 3m Ceiling Height
- Polished concrete throughout
- Air conditioning
- Excellent natural light

# 3 Murphy St, Waterloo, London, SE1 7FP

## Description

Architecturally designed commercial building offering 4,764 sq ft arranged over part ground (entrance lobby) and the 1st, 2nd and 3rd floors. Virtual Freehold for sale with 993 years remaining. Each office benefits from a fitted kitchen, floor to ceiling windows, lift and 24 hour access.

## Location

The building is located immediately south of Waterloo Station on Murphy Street, parallel to Lower Marsh. The closest underground station is Lambeth North (Bakerloo Line) 0.1 miles away and Waterloo (Bakerloo, Northern, Jubilee Lines, Waterloo and City Line as well as national rail services) 0.3 miles away. A large number of bus routes also operate along Waterloo Road and Westminster Bridge Road. Lower Marsh is a thriving market street with numerous options for cafes, restaurants and shops. Westminster, the Southbank and the West End are all within easy walking distance.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	1,588	147.53	Available
2nd	1,588	147.53	Available
3rd	1,588	147.53	Available
<b>Total</b>	<b>4,764</b>	<b>442.59</b>	

## Specification

Passenger Lift  
Column free offices  
3m ceiling heights  
Polished concrete throughout  
Air conditioning  
Brilliant Natural light  
WCs on every floor  
Access to roof terrace

## Viewings

Via Stirling Ackroyd or joint agents Medway and Law

## Terms

The property is held on a 999 year Long Leasehold from 2013

## VAT

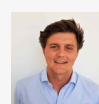
The building is elected for VAT



## Summary

Available Size	1,588 to 4,764 sq ft
Price	Offers in excess of £3,750,000
Rates Payable	£16.82 per sq ft
Service Charge	N/A
EPC Rating	C

## Viewing & Further Information



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