

****Newly Refurbished Grade A Office****

**14-16 Charles II Street,
SW1**



To Let

3,510 sq ft (326.09 sq m)
Can be split 1,600/1,910 sq ft approx.

020 7522 8500

Location

The property is located on the Northern side of Charles II Street at its junction with Haymarket. The building is a short walk from numerous underground stations including Piccadilly Circus (Piccadilly and Bakerloo Lines), Leicester Square (Piccadilly and Northern Lines) and Charing Cross (Bakerloo, Northern and mainline overland services).

Description

The 3rd floor has been substantially refurbished providing open plan Grade A office accommodation. The floor benefits from excellent natural light and has two entrances onto the floor meaning that it can be easily sub-divided. The reception and common parts were previously designed and refurbished by Trehearne Architects in 2008.

Specification

- 2-pipe fan coil air conditioning system
- Fully accessible raised floor
- Excellent natural light
- Metal tile suspended ceilings with LG7 compliant lighting
- Floor to ceiling height of 2.65 m
- Showers on each floor
- Male and Female WCs and shower on each floor
- Large double height reception area
- Commissionaire
- 24 hour access

Terms

A new effective FRI lease direct from the landlord to expire September 2019 (excluded from the Landlord & Tenant Act 1954).

Rent

£65.00 per sq ft per annum exclusive.

Rates

£24.53 per sq ft (2013-2014).

Service charge

£ 9.80 per sq ft.

Viewing

Strictly by appointment through joint agents Mellersh & Harding and Strutt & Parker:

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