

## Director's Suite

### Air Conditioned Office with Outstanding Views

68 Pall Mall

London SW1



*The Building*



*Shared Meeting Facility*



*Views from the Office*

## 414 sq ft (38.46 sq m) approx. – To Be Let

### LOCATION:

68 Pall Mall is situated on the south side of Pall Mall, adjacent to St James's Palace. It is well positioned for the wide variety of clubs and high end restaurants, together with the sandwich bars and convenience stores found opposite in Crown Passage. It is well connected with public transport, being roughly equidistant between Green Park, Piccadilly Circus and St James's Park underground stations (Victoria, Jubilee, Bakerloo, Piccadilly, District and Circle Lines).

020 7522 8500



**DESCRIPTION:**

The accommodation is situated on the 3<sup>rd</sup> floor, comprising of a small suite of approximately 414 sq ft, which is arranged as an open plan area and a separate meeting room/office. The offices benefit from extensive views across St James's Park to the London Eye, Big Ben and Westminster Abbey.

**AMENITIES:**

- Air conditioned
- Raised floors
- Automatic passenger lift
- 24 hour access
- Shared kitchen facilities
- Carpeted
- Extensive views
- Shared meeting facilities

**LEASE:**

For a term to expire in May 2019.

**RENT:**

**£35,200** per annum exclusive of business rates, service charge and VAT.

**BUSINESS RATES:**

The rates payable with effect from 1<sup>st</sup> April 2017 will be approximately £13,800 per annum.

**SERVICE CHARGE:**

The service charge is currently running at approximately £6,200 per annum.

**EPC RATING:**

TBC

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

**POSSESSION:**

Immediate upon completion of legal formalities.

**VIEWINGS:**

Strictly via sole letting agents **MELLERSH & HARDING**

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