

35 Catherine Place
London SW1

mellersh
& harding
020 7522 8500
www.mellersh.co.uk

Attractive Self-contained Office Building
4,448 Sq. Ft (413.23 Sq. M)

RENT REDUCTION

Now just **£31.47 psf** (£140,000 pa)



FULLY FITTED, PLUG AND PLAY, FIBRE READY

Location

35 Catherine Place provides an attractive building situated in a courtyard environment in the corner of Catherine Place, close to Palace Street. The developments at Cardinal Place and Nova are both closeby, providing a wide range of restaurant and retail options. Victoria Station (Mainline, Victoria, District and Circle lines and The Gatwick Express) is within a few minutes walk of the building.

Accommodation

The building is arranged on lower-ground, ground and three upper floors, with each floor being arranged primarily in open-plan accommodation, having the following approximate net internal floor areas (to be confirmed on site):

Floor	Sq. Ft
3rd	669
2nd	680
1st	804
Gr	1,260
LG	1,035
Total	4,448

- Recently redecorated
- Comfort cooled in all areas
- Cable managed
- Fibre ready
- Large kitchen facility
- Showers
- Two car parking spaces
- Fitted accommodation – 70 desks

Lease

Our clients hold the property on a lease expiring in **July 2025**, which is subject to a rent review in July 2020 and a mutual option to break in **July 2022**.

Rent

We are offering a sub-lease for a term to July 2022 at a rent of £140,000 per annum exclusive (**£31.47 per sq ft**), plus £3,000 per annum for the two car parking spaces.

Business Rates

The Rates currently payable on the building equate to £18.25 per sq ft approx. overall.

EPC

D-91

Viewings

Strictly by appointment with the joint sole letting agent **MELLERSH & HARDING LLP** and **TUCKERMAN**

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