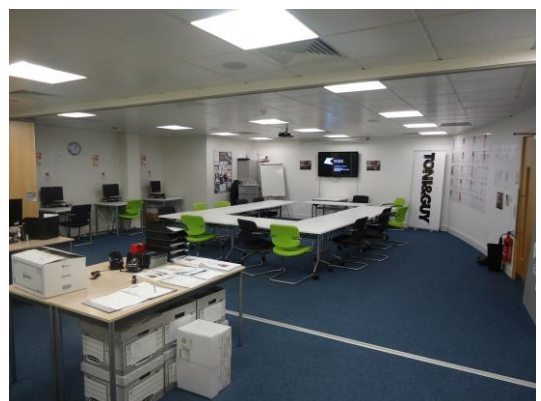
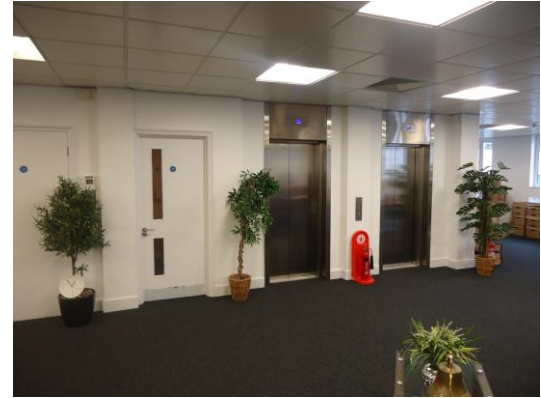


27 Queen Anne's Gate,
SW1

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

Refurbished Office to Let



1,342 sq ft (124.67 sq m) – 5,357 (497.67 sq m) To Let

Location

Queen Anne's Gate is located in Victoria, moments from St James's Park Tube Station and 1km from London Victoria Train and Tube Station.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any service or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

Description

The offices have recently been refurbished providing open plan, air conditioned office suites, arranged as follows:

Floor	Sq. ft	Sq. M
Ground Floor	1,342	124.67
Second Floor	2,216	205.87
Fifth Floor	1,799	167.13
TOTAL	5,357	497.67

Amenities

- Air conditioning
- Raised floors
- Shower facilities
- Fibre connected
- 2 passenger lifts
- Manned reception
- Kitchenette
- 24 hour access

Term

The premises are available on a new lease direct from the Landlord on terms to be agreed.

Rent

Ground Floor - £29.50 per sq. ft per annum exclusive of all outgoings.

Upper Floors - £59.50 per sq. ft per annum exclusive of all outgoings.

Business Rates

The rates payable are as follows:

Ground Floor – £18.06 per sq. ft

Second Floor – £22.10 per sq. ft

Fifth Floor – £21.96 per sq. ft

*all interested parties should make their own enquires to ensure the accuracy of this information.

VAT

The property has NOT been elected for VAT purposes

Service Charge

The service charge is running at approximately £14.83 per sq. ft

EPC

E 112

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

Strictly by appointment with joint letting agent **SHW AND MELLERSH & HARDING LLP**

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