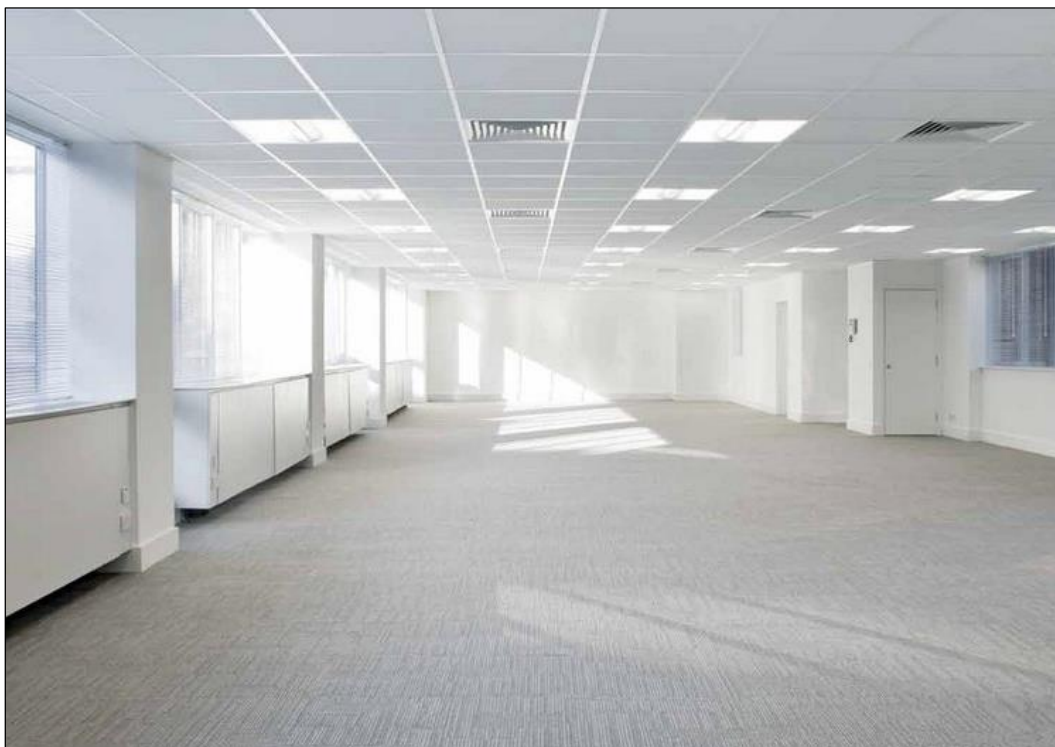


*****NEW INSTRUCTION*****

**SAMUEL HOUSE
6 ST ALBAN'S STREET
LONDON SW1**



NEWLY REFURBISHED OFFICES

2,975 SQ FT (276.38 SQ M) APPROX – TO LET

LOCATION:

Samuel House is located on the east side of St Alban's Street which connects Regent Street and Haymarket, south of Piccadilly Circus. The building sits within an established office location with neighbouring occupiers including Apax Partners Ltd, McKinsey & Co, BP and Doughty Hanson & Co.

Transport connections are excellent, Green Park (Jubilee, Piccadilly & Victoria Lines), Piccadilly Circus (Piccadilly & Northern Lines) and Charing Cross underground (Bakerloo & Northern Lines) are all within close proximity. Mainline train services are also available at Charing Cross.

020 7522 8500

DESCRIPTION: Samuel House is a modern red brick building offering second floor offices of 2,975 sq ft (276.38 sq m). The floor has been extensively refurbished and now benefits from the following:-

- Air conditioning
- New LG7 lighting
- 2 x remodelled passenger lifts
- Extensively refurbished
- Remodelled WCs
- Manned reception
- Perimeter trunking
- Excellent natural light

Floor	Description	Sq Ft	Sq M
Third	Offices	2,975	276.38

TERM: A new lease is available for a term by arrangement, direct from the Landlord.

RENT: £45.00 per sq ft.

SERVICE CHARGE: The service charge is fixed at £12.50 per sq ft (plus annual RPI increases).

RATES: £14.56 per sq ft.

EPC RATING: D

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via letting agents **MELLERSH & HARDING & STRUTT AND PARKER**

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