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CLUTHA HOUSE, 10 STOREY'S GATE, LONDON, SW1

**OFFICE FLOOR CLOSE TO
THE HOUSES OF PARLIAMENT**



**1,120 SQ FT (104.05 SQ M) APPROX
TO LET**

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Kingsbury House 15-17 King Street London SW1Y 6QU

These particulars are prepared as a general outline for prospective purchases or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations 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 services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

Location: Clutha House is situated on the western side of Storey's Gate, on the northern corner to where it meets Matthew Parker Street. It is a short walk from Westminster Underground station with excellent transport links, providing access to London's underground network via District, Circle and Jubilee lines.

The property benefits from close proximity to the Houses of Parliament, Queen Elizabeth II Conference Centre, Parliament Square, Westminster Abbey and HM Treasury.

Accommodation: The available accommodation comprises the entire lower ground floor comprising the approximate net internal floor area of 1,012 sq ft plus storage of 108 sq ft.

Amenities:

- * Kitchenette
- * Carpeted
- * Air-conditioned
- * Perimeter trunking

Terms: The offices are held by way of a lease for a term to expire in February 2015 without review, excluded from sections 24-28 of the Landlord and Tenant Act 1954 (part II) as amended.

Rent: £17.50 per sq ft per annum exclusive.

Rates: The rates payable for 2012/2013 are approximately £7.82 per sq ft. All interested parties should make their own enquires with the Valuation Office to verify this figure.

EPC:



15th May 2009

Service Charge: Approximately £10.83 per sq ft per annum (2010/2011).

Viewings: Strictly by appointment with sole agent **Mellersh & Harding**.

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