



AMENITIES

Building Amenities

- Concierge
- Remodelled reception
- Shower facilities
- Optic fibre connection

Lower Ground Floor – Studio / Clinic style space

- Feature ceiling
- LED lighting
- Wood laminate flooring
- Changing booths
- Consulting rooms

Fourth Floor

- Newly redecorated
- Air-conditioning
- New metal ceiling
- New wood laminate flooring with floorboxes
- New wood laminate
- New meeting room
- New kitchen
- New demised shower
- Demised WCs











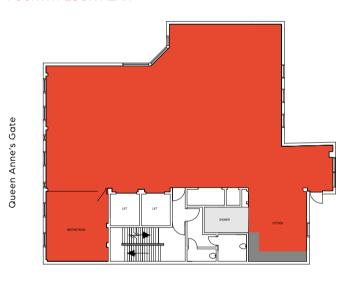


AVAILABILITY

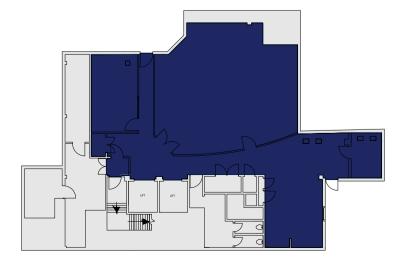
The offices have been measured using the 6th Edition Code of Measuring and we report the Net Internal Areas (NIA) are as:

FLOOR	SQ FT	NIA SQ M
Fourth	2,223	206.5
Lower Ground	2,063	191.7
TOTAL	4,286	398.2

FOURTH FLOOR PLAN



LOWER GROUND FLOOR PLAN



LOCATION

Queen Anne's Gate is located in Victoria, 75m from St James's Park London Underground station and 1km from London Victoria train and underground station.



















FURTHER INFORMATION

BUSINESS RATES

Interested parties are recommended to make their own enquiries with the relevant authority however we understand that the rates payable from April 2017 are:
4th floor -£47,000 pa (£21.18 psf)
LG floor -£16,100 pa (£7.80 psf)

SERVICE CHARGE

The estimated service charge for year ending 2021 – £17.95 psf.

RENTS TERMS

4th floor -£62.50 psf Direct leases LG floor -£19.50 psf upon application.

VAT

The building is not elected for VAT.

CONTACT

Richard Williams M: 07966 106 833 E: rwilliams@shw.co.uk

Rachel Good M: 07582 177 890 E: rgood@shw.co.uk



SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316. November 2022.