

27 QUEEN
ANNE'S
GATE

ST JAMES'S SW1

REFURBISHED OFFICES 2,063 - 4,286 SQ FT (191.7 - 398.2 SQ M) NIA TO LET

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

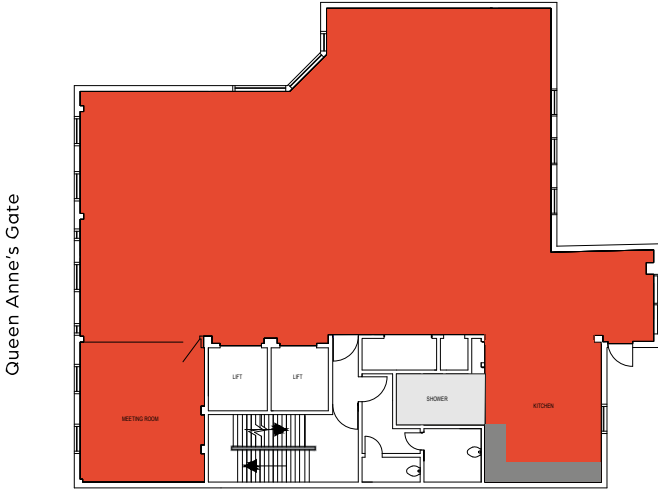


AVAILABILITY

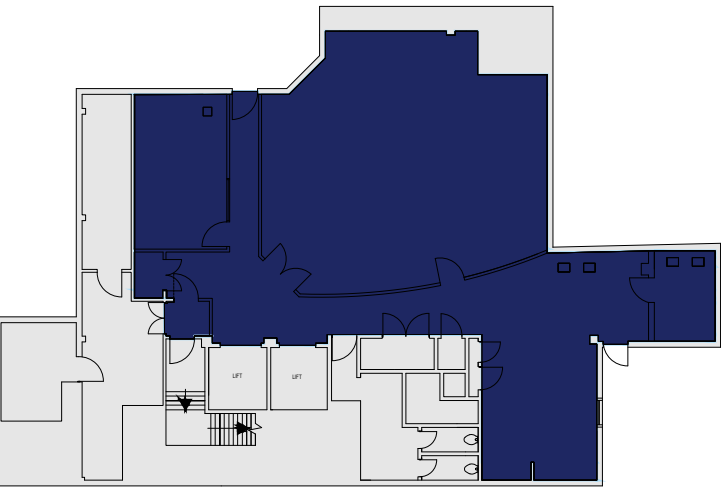
The offices have been measured using the 6th Edition Code of Measuring and we report the Net Internal Areas (NIA) are as:

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

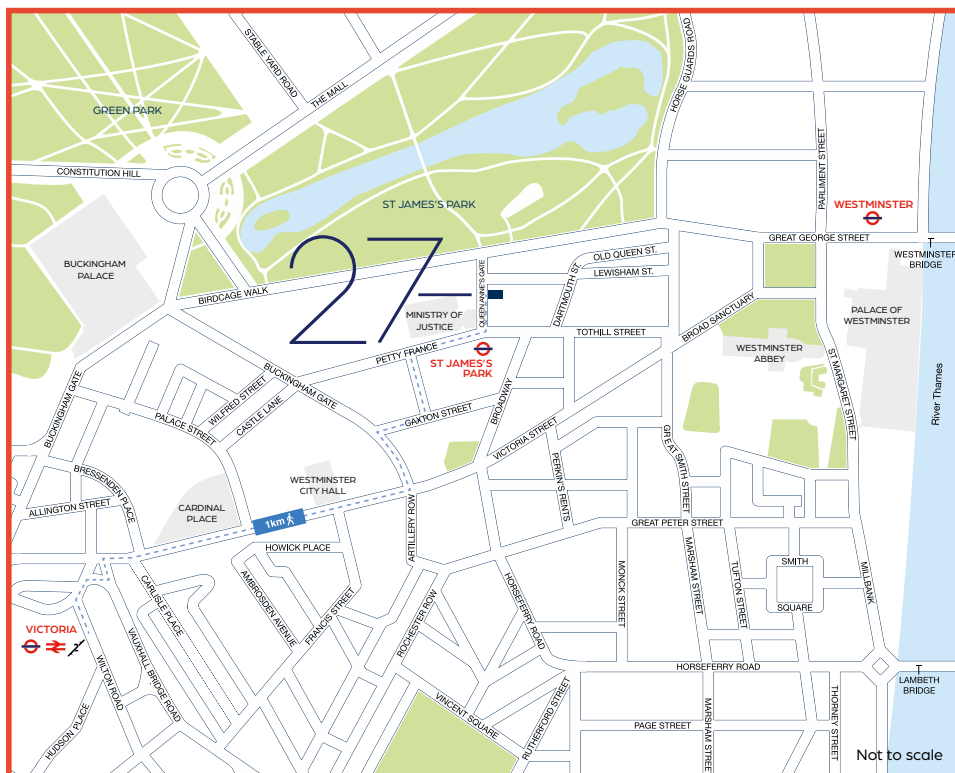


LOWER GROUND FLOOR PLAN



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

4th floor – £62.50 psf

LG floor – £19.50 psf

TERMS

Direct leases upon application.

VAT

The building is not elected for VAT.

CONTACT

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