

TO LET

STUNNING, BRIGHT OPEN PLAN OFFICES TO LET 27 Queen Annes Gate, Victoria, London, SW1H 9BU

#### **DESCRIPTION**

27 Queen Annes Gate provides 1,572 sq ft - 5,721 sq ft of bright open plan space.

The ground, 2<sup>nd</sup> and 5<sup>th</sup> floors are to be comprehensivly refurbished by the Landlord to provide smart, open plan space.

The property benefits from a staffed reception and good end of journey facilities.

#### **LOCATION**

The property is located directly next to St James's Park, providing occupiers with an abundance of green space right at their doorstep.

St James's Park Underground Station is within a 1-minute walk, providing access to the District and Circle Line, and Victoria Station is within walking distance, providing access to the Victoria Line and national rail services.

# **ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
5th floor	1,935	179.8
2nd floor	2,214	205.7
Ground	1,572	146.0
TOTAL	5,721	531.5

#### **TENURE**

A new lease is to be granted direct from the Landlord.

# **EPC**

The property has an EPC rating of a B

**Richard Williams** 

# **AMENITIES / OPPORTUNITY**

- Recently refurbished staffed reception
- 2 x automatic passenger lifts
- Ground, 2<sup>nd</sup> & 5<sup>th</sup> are to be comprehensively refurbished
- Shower facilities and bike racks
- Excellent natural light
- · Great floor-to-ceiling height

# **RENT**

5th floor£67.50 per sq ft exc2nd floor£67.50 per sq ft excGround£62.50 per sq ft exc

# **RATES**

Interested partied are recommended to make their own enquiries with the relevant authority.

# SERVICE CHARGE

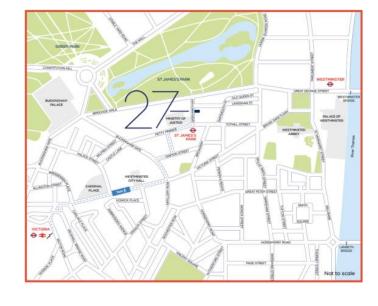
To Be Confirmed

# **VAT**

The property is not elected for VAT

#### **LEGAL COSTS**

Each party is to be responsible for their own legal fees.



# **VIEWINGS - 020 7389 1500**

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