

## HIGH QUALITY FITTED OUT OFFICE SUITE TO LET

### PORTLAND HOUSE BRESSENDEN PLACE LONDON SW1



**2,200 Sq Ft (204.40 Sq M)**

#### LOCATION

Portland House is a landmark tower building located in the heart of Victoria and is conveniently located close to Victoria Mainline and Underground Stations and adjacent to the superb amenities of Cardinal Place and Victoria Street. St James's Park Underground Station is a short walk to the East.

#### DESCRIPTION

Accessed via the striking new reception areas, the available space comprises 2,200 sq ft of quality office space on the third floor. The space was refurbished to a high standard at the start of 2011 and is fitted out as six cellular offices, a boardroom, an open plan area and a kitchen. The offices benefit from air cooling, raised floors and metal-tiled suspended ceilings.

**020 7222 5511**

[www.tuckerman.co.uk](http://www.tuckerman.co.uk)

35 Old Queen Street  
London  
SW1H 9JA

**T 020 7222 5511**  
**F 020 7222 0558**

[enquiries@tuckerman.co.uk](mailto:enquiries@tuckerman.co.uk)



**AMENITIES**

The office benefit from the following: -

- \* IMPRESSIVE RECEPTION AREA
- \* FULLY FITTED OUT TO A VERY HIGH STANDARD
- \* RAISED FLOORS
- \* METAL-TILE SUSPENDED CEILINGS
- \* AIR COOLING
- \* SIX 12 PERSON PASSENGER LIFTS
- \* KITCHEN
- \* 24 HR CONCIERGE / SECURITY
- \* GYM ON GROUND FLOOR
- \* CAT V CABLING



**ACCOMMODATION**

The accommodation has the following approximate floor area: -

Floor	Sq Ft	Sq M
Third	2,200	204.40

**TERM**

Available on a sub-lease to expire 24<sup>th</sup> March 2015.

**RENT**

£39.50 per sq ft

**RATES**

Circa £22 per sq ft.

**SERVICE CHARGE**

£9 per sq ft.

**VIEWING**

By prior appointment with sole agents: **TUCKERMAN** 020 7222 5511  
 Tom Shelton / Harry Cormack  
[tshelton@tuckerman.co.uk](mailto:tshelton@tuckerman.co.uk) / [hcormack@tuckerman.co.uk](mailto:hcormack@tuckerman.co.uk)

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Portland House  
 Smeaton Place  
 LONDON  
 SW1E 5BH

Certificate Reference Number:  
 0001-0298-1430-1900-6103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

**A+**

..... Nat zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **116** This is how energy efficient the building is.

**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 37070.742  
 Building complexity (NOS level): 5

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**66** if newly built

**118** if typical of the existing stock

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