

AIR-CONDITIONED OFFICE SUITES TO LET

25 QUEEN ANNES GATE LONDON SW1



545, 667.8 or 1,212 Sq Ft

LOCATION

The property is prominently located on Queen Anne's Gate close to its junction with Birdcage Walk in one of the highest regarded and most attractive locations in Victoria. The area is well served by transport facilities with St. James's Park Underground station (Circle & District lines) within a short walk of the property. In addition, Victoria Mainline and Underground (Circle & District and Victoria lines) stations and Westminster Underground station (Circle & District and Jubilee lines) are a short walk to the West and East respectively.

DESCRIPTION

These impressive suites are arranged on the first and fourth floors with their own entrance from street level. The original wooden flooring, views of St James's Park and desirable location provide an ideal office for a small, professional firm.

020 7222 5511

www.tuckerman.co.uk

35 Old Queen Street
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Tuckerman Commercial Limited for themselves and for the vendors or lessors of this property, whose agents Tuckerman Commercial Limited are, give notice, that: 1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property, but neither Tuckerman Commercial Limited nor the vendors or lessors accept responsibility for any error they may contain, however caused. Any intending lessee or purchaser must satisfy themselves by inspecting or otherwise as to their correctness. 3. Neither Tuckerman Commercial Limited nor any of their employees has any authority, to make or give any further representation or warranty whatever in relation to this property. 4. All terms quoted are exclusive of Value Added Tax. 5. All floor areas are approximate.



ACCOMMODATION

The premises are arranged as follows: -

Floor	Description	Sq Ft	Sq M
Fourth	Offices	545	50.63
First	Offices	667	61.96
Total		1,212	112.58

AMENITIES

- AIR CONDITIONING
- CAT II LIGHTING
- CAT 5 DATA CABLING
- VIEWS OF ST JAMES PARK
- CENTRAL HEATING
- KITCHENETTE
- SHOWER ROOM (4TH Floor)
- FEATURE CEILING (4th Floor)
- SMALL ROOF TERRACE (4th Floor)

LEASE

A new lease for a term by arrangement.

RENT

£42.50 per sq ft exclusive of service charge, rates & VAT.

RATES

1st Floor office – Rates payable 2011/12 approximately £9,945

SERVICE CHARGE

The service charge is running at approximately £7.30 per sq ft inclusive of insurance.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

By prior arrangement with **TUCKERMAN**.
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