Tuckerman
CHARTERED SURVEYORS

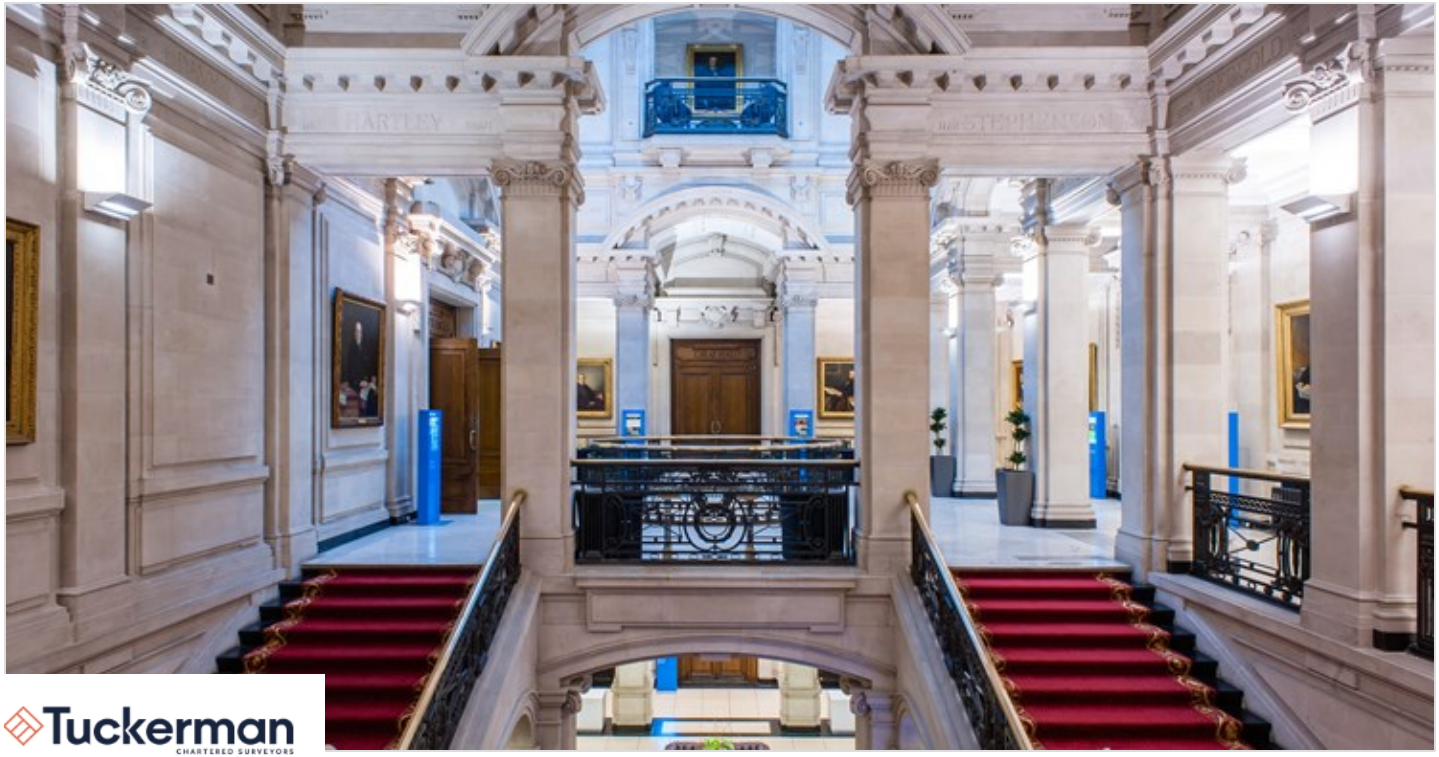
1 Great George Street, London, SW1P 3AA

ECONOMICAL OFFICE TO LET IN MAGNIFICENT GRADE II LISTED EDWARDIAN BUILDING
2,400 SQ FT



tuckerman.co.uk
020 7222 5511





Description

1 Great George Street is an exceptional Grade II listed Edwardian building occupying a prominent position in the heart of Westminster. Designed by architect James Miller and completed in 1913, the building is the headquarters of the Institution of Civil Engineers and is renowned for its impressive architecture, exceptional craftsmanship and historic significance.

The building combines a striking Edwardian exterior with richly detailed neo-Palladian and Baroque interiors. The entrance and principal elevations are finished in Whitbed Portland Stone, complemented by marble, French walnut paneling, carved plaster ceilings and ornate detailing throughout.

The available 3rd floor office accommodation has a cellular layout and benefits from period detailing throughout. The 3rd floor has excellent natural light and a tea point.

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Location

1 Great George Street occupies a prominent position in the heart of Westminster, directly overlooking St James's Park and within immediate proximity of Parliament Square and the Houses of Parliament.

The property benefits from an exceptional central London location, surrounded by some of the capital's most prestigious institutions, occupiers, hotels, restaurants and retail amenities. St James's, Whitehall and Victoria are all within easy walking distance, while the nearby Westminster and St James's Park Underground stations provide excellent connectivity across London.

Amenities

- Bookable meeting rooms
- On-site cafe
- Excellent transport links
- Moments from St James's Park
- Manned reception
- Passenger lifts

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
3rd Floor	2,400	£42.00	£23.37	£19.00	£202,488.00	£16,874.00	Available
TOTAL	**2,400**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

New lease direct from the landlord.

Service Charge

£19.00 per sq ft

EPC

Available upon request.

Rent

£42.00 per sq ft

Rates

£23.37 per sq ft

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.