



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 – 5,585 sq ft of bright open plan space.

The ground, 2nd and 5th floors are to be comprehensively 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 a short walk from 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

	SQ FT	SQ M
5th floor – UNDER OFFER	1,799	167.1
2nd floor	2,214	205.7
Ground	1,572	146.0
TOTAL	5,585	518.9

TENURE

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

EPC

The property has an EPC rating of a B.

AMENITIES / OPPORTUNITY

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

RENT

5th floor (Under Offer)	£69.50 per sq ft exc
2nd floor	£69.50 per sq ft exc
Ground	£62.50 per sq ft exc

RATES

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

SERVICE CHARGE

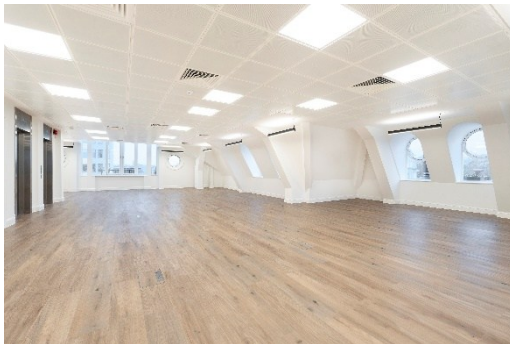
To be confirmed

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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