



2 Queen Anne's Gate Buildings London, SW1H 9BP

REFURBISHED OFFICES TO LET

760 - 2,861 SQ FT

QUEEN ANNE'S
GATE SW1

tuckerman.co.uk
020 7222 5511



Description

2 Queen Annes Gate Buildings is located on the corner of Dartmouth Street and Queen Anne's Gate. This end-of-terrace property offers modern office accommodation arranged over seven floors of self-contained units and benefits from a manned reception.

The available ground and third floor offices have been recently redecorated and provide open plan space, benefitting from lift access, air conditioning and kitchenette facilities.

The building benefits from bike racks and shower facilities in the basement.







Amenities

- Newly redecorated
- CAT A
- Manned Reception
- Air Conditioning
- Lift Access
- Bike Racks & Shower Facilities

Location

Occupying a prime location in the heart of Westminster, tenants are just a short walk from St James's Park, Westminster and Victoria Stations, providing excellent transport links both across London and nationally. The surrounding area offers an exceptional range of amenities including restaurants, cafés, hotels, gyms and retail facilities, together with close proximity to Buckingham Palace, St James's Park and the West End.



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Ground	760	£55.00	£24.74	£16.00	£72,762.40	£6,063.53	Available
Third	2,101	£60.00	£26.94	£16.00	£216,276.94	£18,023.08	Available
TOTAL	2,861						

*all figures are approximate and exclusive of VAT

Contacts

Tom Blood

07802 456091

tblood@tuckerman.co.uk

Jamie Christian

jchristian@tuckerman.co.uk

07561 852 667

Jade Henson-Amphlett

07921 452727

jhensona@tuckerman.co.uk

Lease Information

Available by way of assignment or sublease until December 2029, with a break option in November 2028, or new lease direct from the Landlord.

Rent

£55.00 - £60.00 per sq ft.

Service Charge

£16.00 per sq ft.

Rates

£24.74 - £26.94 per sq ft.

EPC

Available upon request.

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.