

To Let

1,154 sq ft

2nd Floor, 11/12 Pall Mall, SW1



Location:

The available property is located on Pall Mall within close proximity to Piccadilly Circus Underground and Charing Cross Rail and Underground stations. St James's Park is within a few minutes walk.

Accommodation:

Second Floor: 1,154 sq ft (107.21 sq m)

Modern fully fitted air conditioned office space with period façade. The space currently comprises 2 private offices, a meeting room, a reception area, and kitchen.

Amenities:

- Fully fitted floor
- Air conditioning
- Suspended Ceiling
- Raised floor
- Passenger Lift
- Excellent natural light
- Ceiling height 3.05m

Terms:

An assignment or sublease for a term until 25th December 2022.

Landlord option to break on 25th December 2020 with 6 month's notice.

Rent:

£86,550 per annum (£75.00 per sq ft)

Rates:

£30,566 per annum (£26.49 per sq ft)

Service Charge:

£11,805 per annum (£10.23 per sq ft)

Transport Links (Walking Distance):

- Charing Cross - 4 minutes
- Piccadilly Circus - 5 minutes
- Embankment - 9 minutes
- Leicester Square - 9 minutes
- Green Park - 10 minutes

EPC:



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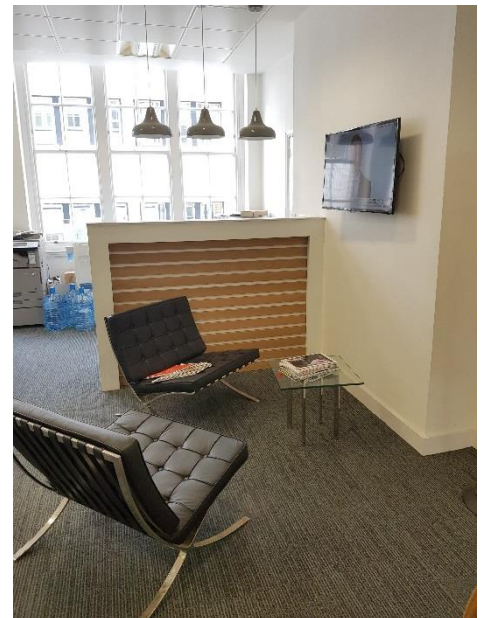
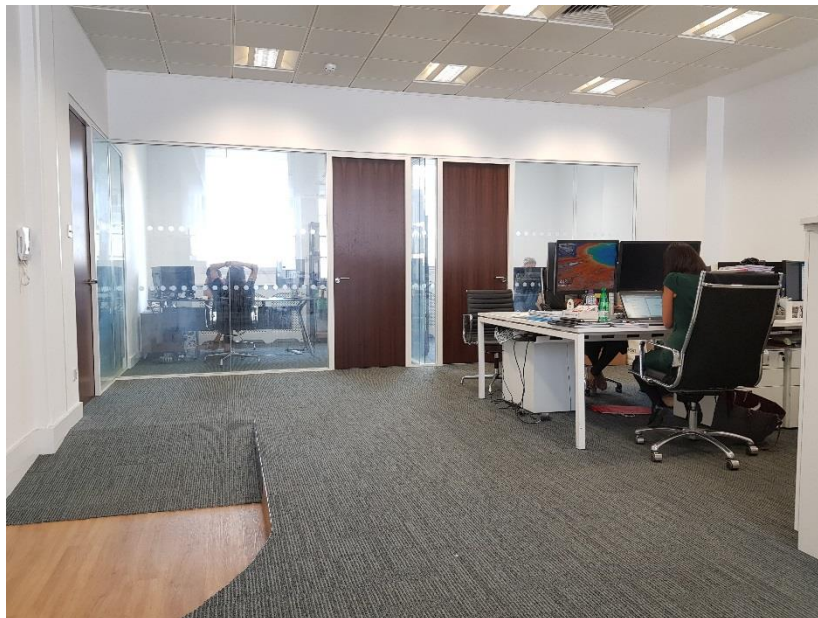
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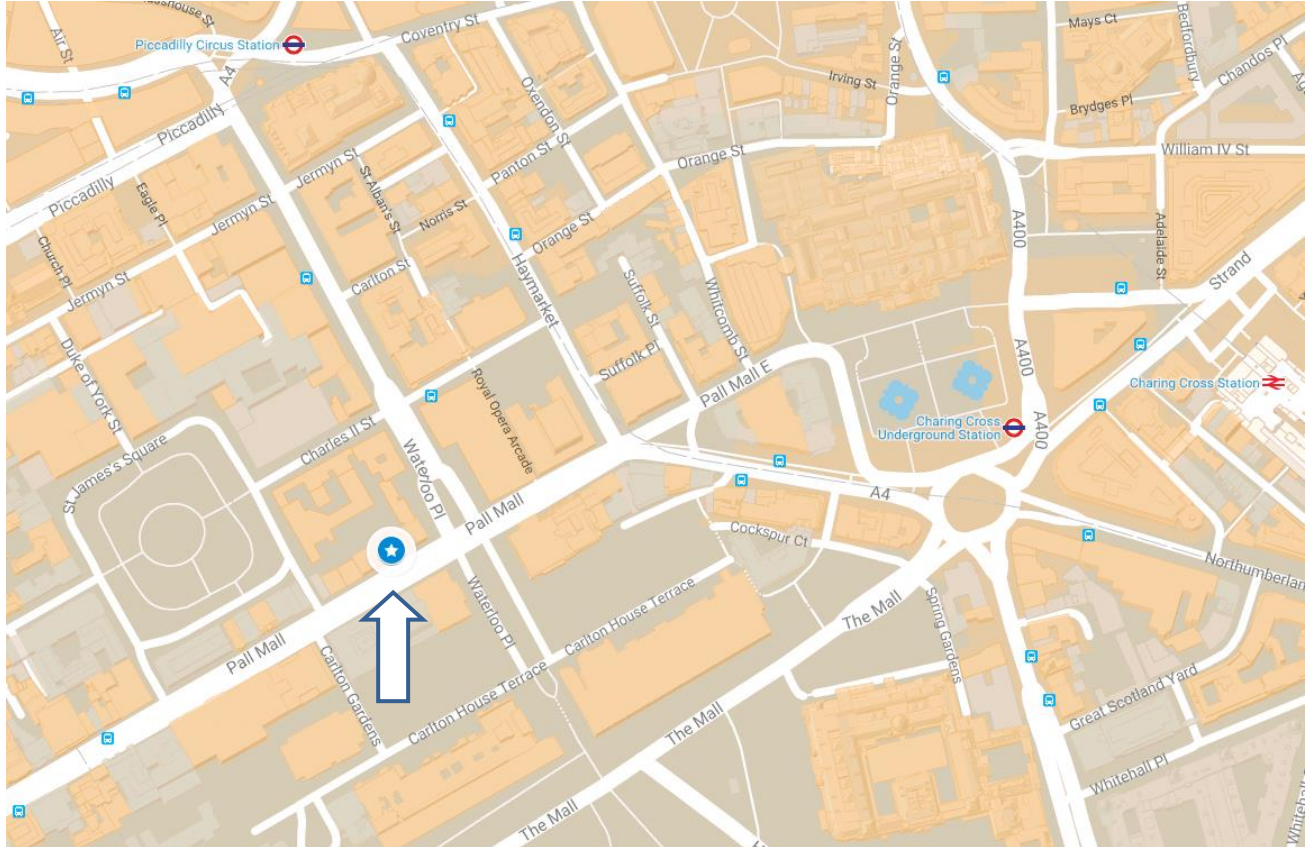
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