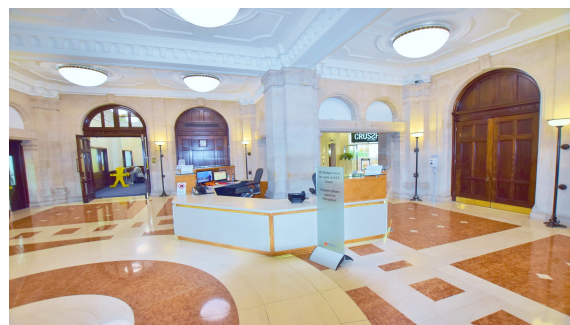
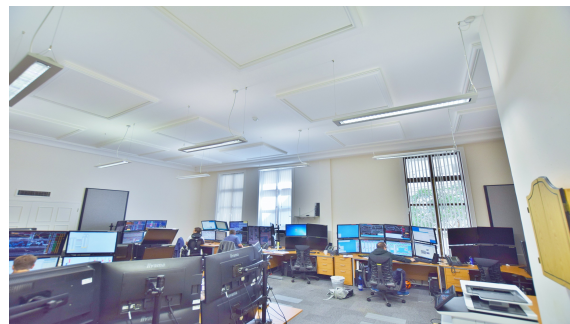
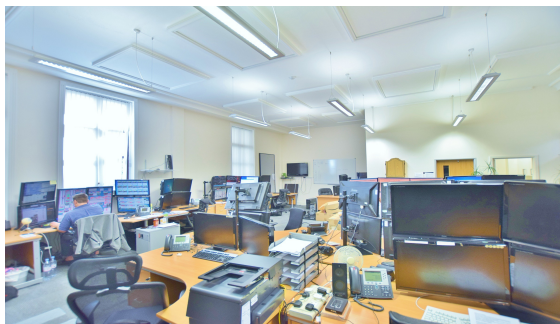




THE OFFICE

A bright and airy Ground floor office space situated in this well-presented building with an impressive atrium and staircase. The accommodation benefits from Grade A specifications, a generous floor to ceiling height and an underfloor air-cooling system.



AVAILABILITY & FLOOR PLANS

Available by way of a sublease to December 2020. Alternatively, the property is available by way of an assignment to March 2025 with a tenant only option to determine in December 2020.

SPECIFICATION

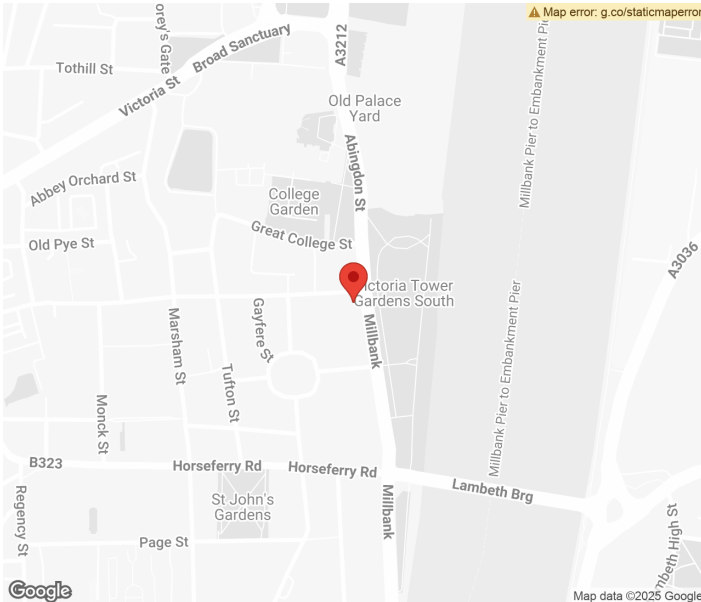
- Fully raised access floor
- Denco underfloor air-cooling system
- Drop down lighting
- 3.3m floor to ceiling height
- Good natural light
- Fitted kitchen
- Fibre connectivity
- Server room
- Manned reception
- 24 hour access
- Disabled access
- Communal courtyard
- On-site Bananyrne health club with swimming pool
- On-site Crussh cafe

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	93.84	1,010	£59.53	£16.16	£13.90	£90,485.90	Available

LOCATION

The building is prominently located opposite the Victoria Tower Gardens, and only a short walk away from Parliament Square.



COMMUNICATION

The building is easily accessible via Westminster (Circle, District and Jubilee lines) underground station.



WALKING TIMES

From the building



Westminster

7 Minutes



St. James's Park

10 Minutes



Pimlico

15 Minutes



Victoria

20 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



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