



THE OFFICE

Located in the heart of Westminster, and only a short walk way from St. James's Park, this prestigious period building provides Grade A, flexible office space. The tenants will benefit from fast fibre connection, a free of charge meeting room with video conferencing equipment, shower and kitchen facilities and a stunning roof terrace. The office suites are available on an all inclusive price. The building is not VAT elected and therefore VAT is not payable on the price.



AVAILABILITY & FLOOR PLANS

The office suites are available by way of flexible terms.

SPECIFICATION

- Fully furnished suites
- Air conditioning
- Raised access floor
- Excellent natural light
- Fast fibre broadband
- Showers
- Communal kitchen and breakout area
- Roof terrace
- Meeting room with video conferencing equipment
- Reception area with commissionaire
- Folding bike storage
- 24 hour access

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	31	334	-	-	-	From £5,500 pcm	Available
1st	17.71	191	-	-	-	From £3,200 pcm	Available
2nd	17.71	191	-	-	-	From £3,200 pcm	Available
2nd	35.21	379	-	-	-	From £5,500 pcm	Available

LOCATION

The building is prominently located on the quite and renowned Old Queen Street, only moments away from St. James's Park and Parliament Square.



COMMUNICATION

The building benefits from good access to both Westminster (Circle, District and Jubilee lines) and St. James's Park (Circle and District lines) underground stations.



WALKING TIMES

From the building



St. James's Park

3 Minutes



Westminster

5 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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