

# Nº 30 MONCK STREET

LONDON SW1



SELF-CONTAINED GROUND FLOOR OFFICE 3,867 SQ FT  
SUITABLE FOR A RANGE OF USES WITHIN USE CLASS E

# DESCRIPTION

## Self-contained open-plan CAT A space

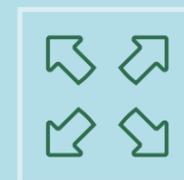
The unit has been comprehensively refurbished and provides open plan CAT A space including several meeting rooms, a kitchen, shower and WCs. The unit is self-contained and benefits from its own front door.



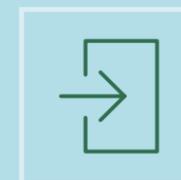
# SPECIFICATION



Newly refurbished CAT A accommodation



Self-contained ground floor unit



Dedicated entrance



Suitable for a range of uses



Shower



Demised WCs



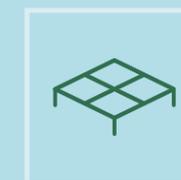
Kitchen



Air-conditioning



LED lighting



Raised floor

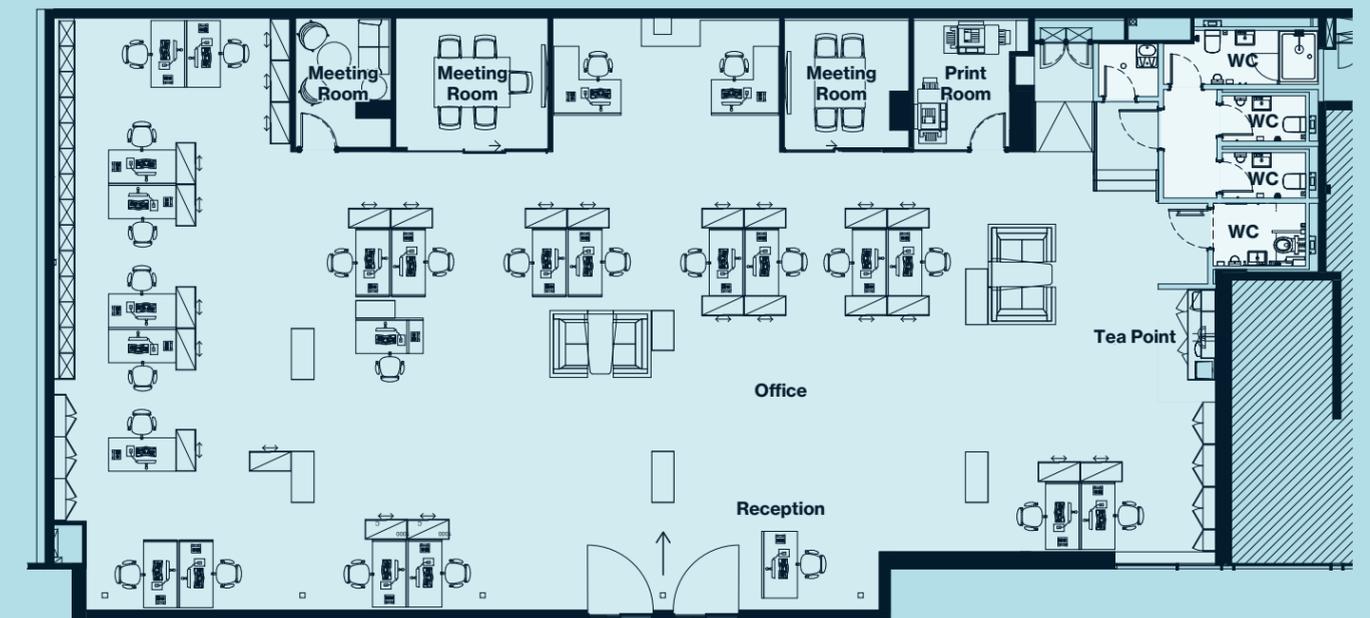


# THE SPACE

3,867 sq ft ground floor office space available.



## Ground Floor Plan



ENTRANCE

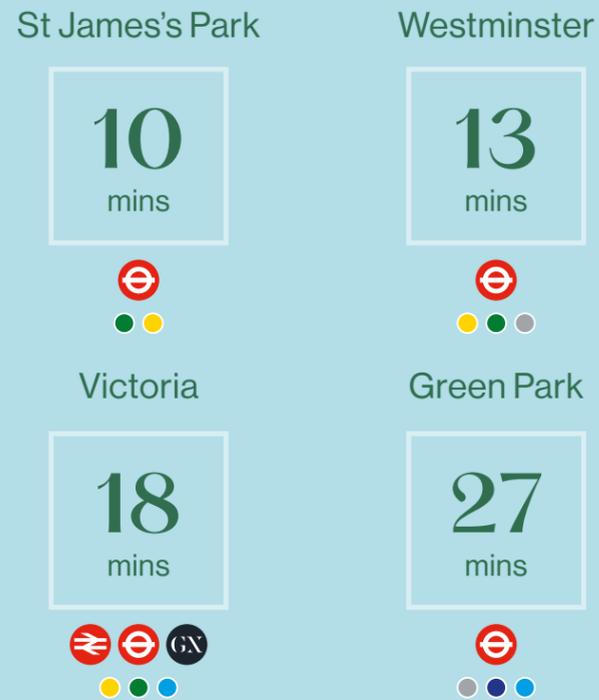
Monck Street



Floor plans not to scale, layout indicative only

# LOCATION & CONNECTIVITY

The building is situated in the heart of Westminster, just a short walk from Victoria, St. James's Park, and Westminster tube stations.



A wide selection of cafés, bars, and restaurants nearby makes this an exceptionally well-located property.



# FURTHER INFORMATION

## EPC

Available on request.

## Terms

Available upon application.

## Viewings

Strictly through sole agents Hanover Green.  
For further information, please contact:



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