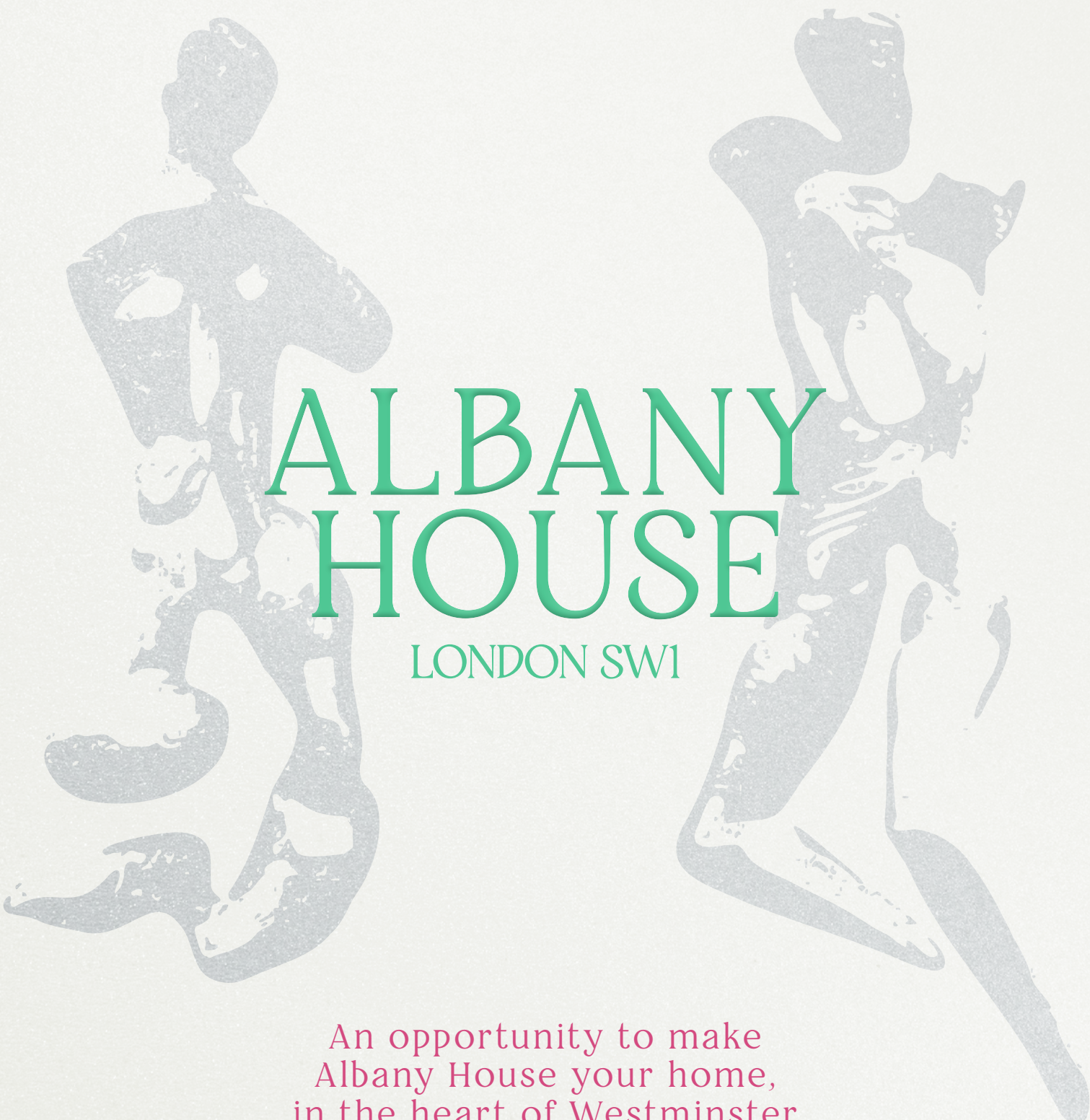


SPACE AVAILABLE AS EXISTING
OR AS A PRE-LET BEFORE
REFURBISHMENT



ALBANY HOUSE

LONDON SW1

An opportunity to make
Albany House your home,
in the heart of Westminster

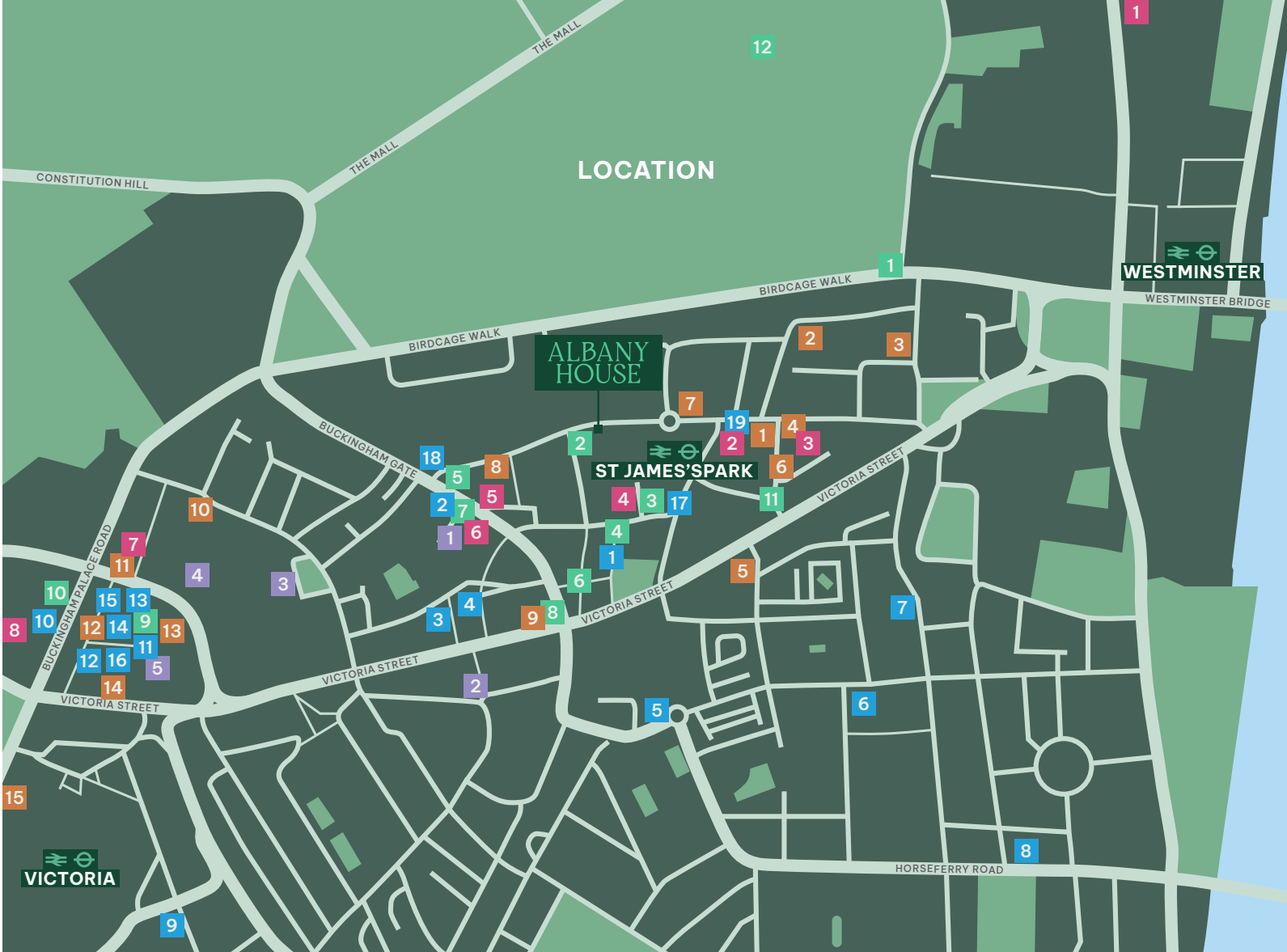
Albany House, 96 Petty France, SW1H 9EA

LOCATION

Albany House, situated in St James's Park, enjoys a prime location in Victoria, surrounded by offices, hotels, restaurants, pubs, bars, and tourist attractions

Albany House benefits from all that Victoria has to offer. The immediate area consists of a strong mix of offices buildings, hotels, restaurants, pubs, bars and tourist attractions.

The property occupies a prime position with the park just a 2-minute walk away, offering a leafy haven for occupiers. It is a short distance from Parliament Square, Houses of Parliament and Buckingham Palace.



Local Occupiers

RESTAURANTS

- 1 Chez Antoinette
- 2 Quilon
- 3 Ibérica
- 4 The Ivy
- 5 Yaatra
- 6 Ma La Sichuan
- 7 Cinnamon Club
- 8 Satori
- 9 Mildred's
- 10 Pizza Pilgrim
- 11 Rail House
- 12 Stoke House
- 13 Timmy Green
- 14 Bone Daddies
- 15 Poke House
- 16 Sticks'n'Sushi
- 17 Caxton Grill
- 18 Bon Gusto
- 19 The Pem

BARS

- 1 Blue Boar
- 2 Two Chairmen
- 3 Westminster Arms
- 4 The Sanctuary House
- 5 Munich Cricket Club
- 6 The Feathers
- 7 The Old Star
- 8 Buckingham Arms
- 9 All Bar One Victoria
- 10 The Phoenix
- 11 The Leopard Bar
- 12 Vagabond
- 13 Flight Club Victoria
- 14 Greenwood
- 15 Reunion Bar

CAFES

- 1 Café at Storey's Gate
- 2 Royal Artisan Bakery
- 3 The St. Ermin's Tea Lounge
- 4 Urban Greens
- 5 Royal Quarter Cafe
- 6 Formative Coffee
- 7 Kona at Taj

CAFES

- 8 Benugo
- 9 Notes Coffee Roasters & Bar
- 10 Gail's
- 11 Urban Baristas
- 12 St James's Cafe

GYMS

- 1 Jiva Spa
- 2 Gymbox
- 3 City Athletic
- 4 H2
- 5 1Rebel

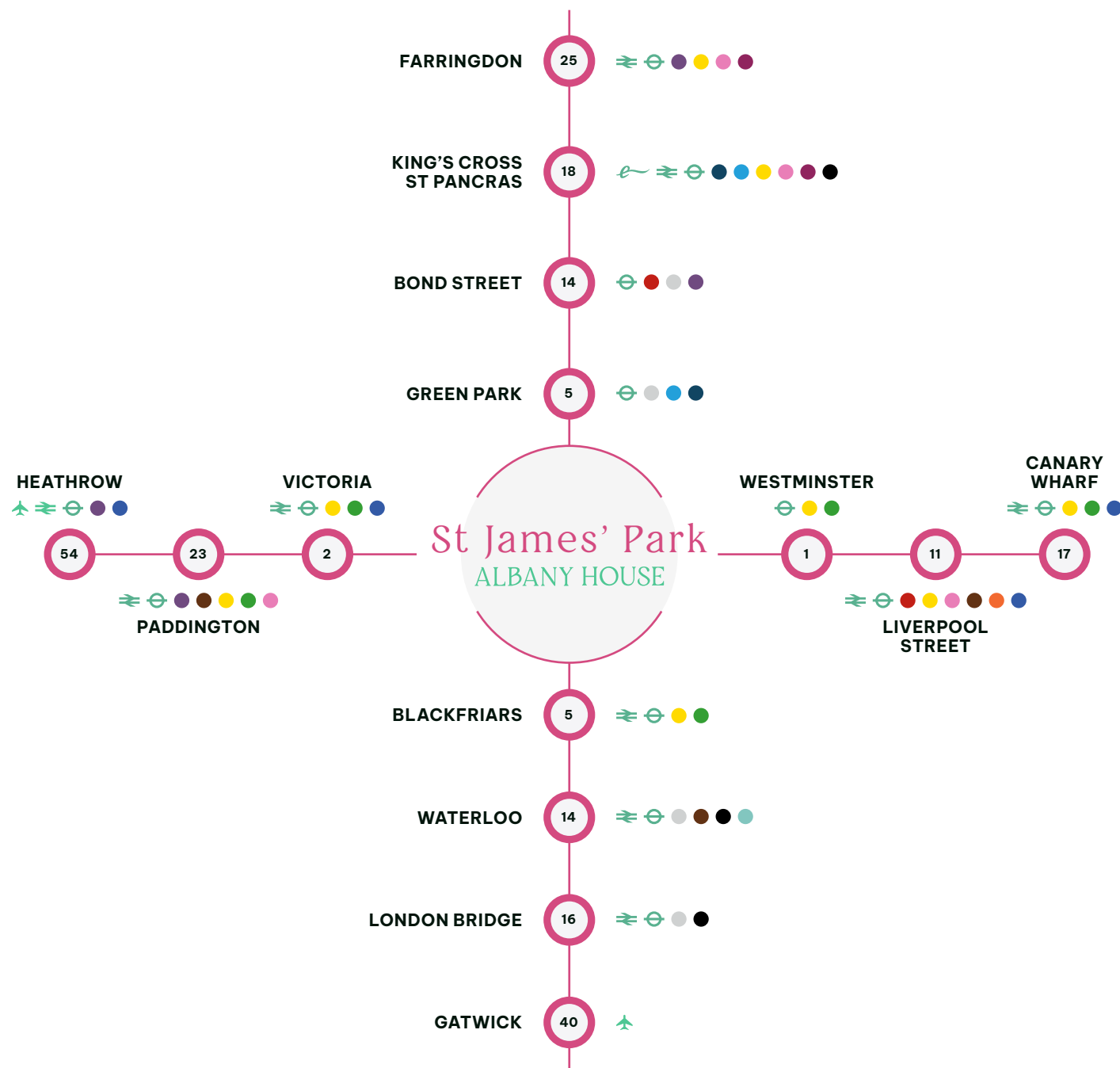
HOTELS

- 1 Raffles London
- 2 Conrad London St. James
- 3 The Sanctuary House
- 4 St Ermin's
- 5 The Guardsman
- 6 St James' Court
- 7 The Rubens at the Palace
- 8 The Goring

CONNECTIVITY

Situated in the heart of Westminster,
Albany House has unrivalled
transport connections

The property is located next to St James's Park (District and Circle lines). Victoria is a short walk away offering quick access to the Underground, National Rail and the Gatwick Express to Gatwick Airport.



THE EXISTING BUILDING

Albany House is a 57,475 sq ft self-contained office building, available to let in the heart of St James's Park



The existing building is available for lease either as a self-contained headquarters or on a floor-by-floor basis, depending on securing an anchor tenant/s. It supports office, any other Class E (commercial, business, and service) uses, as well as education or community use.



THE EXISTING BUILDING

The available office space is arranged across the ground to 11th floors in a prime Central London location

Each floorplate benefits from considerable natural light, offering an efficient working environment suitable for a variety of occupiers. Subject to securing an anchor tenant for the building.

SPECIFICATION

MANNED RECEPTION

3 X PASSENGER LIFTS

CYCLE STORAGE

CAR PARKING

4-PIPE FAN COIL
AIR CONDITIONING

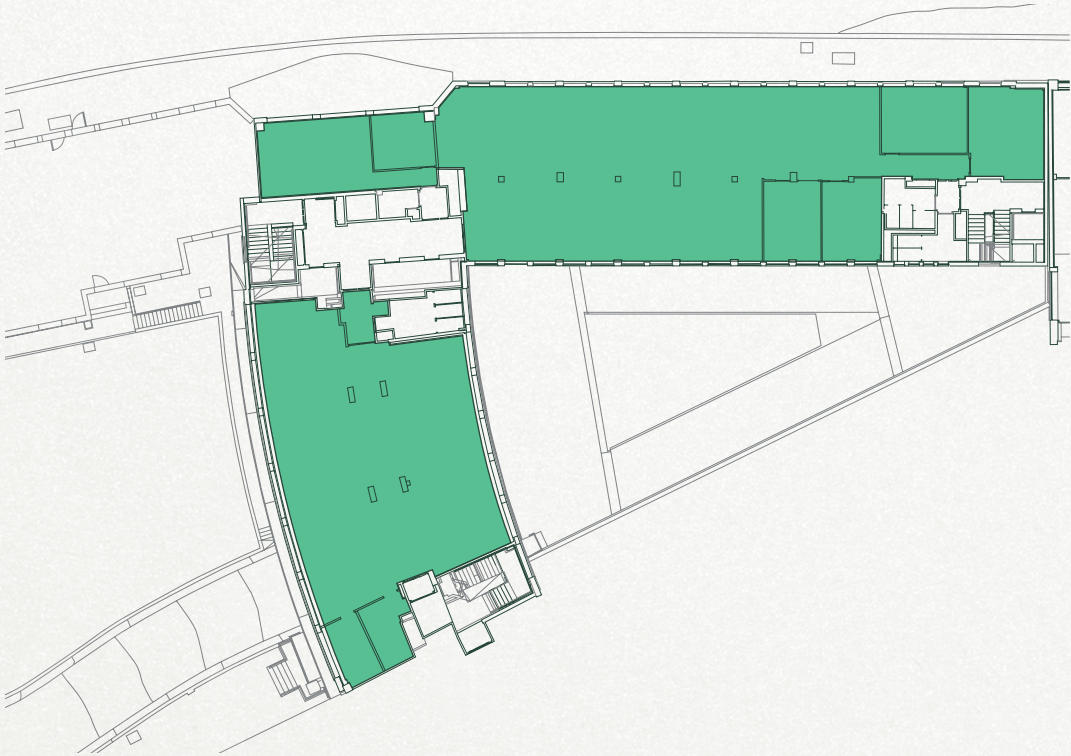
EACH FLOORPLATE BENEFITS
FROM GOOD NATURAL LIGHT

THE BUILDING'S EPC RATING IS E



ACCOMMODATION

57,475 sq ft of available office space across ground to 11th floors, with ample of basement and ground floor parking

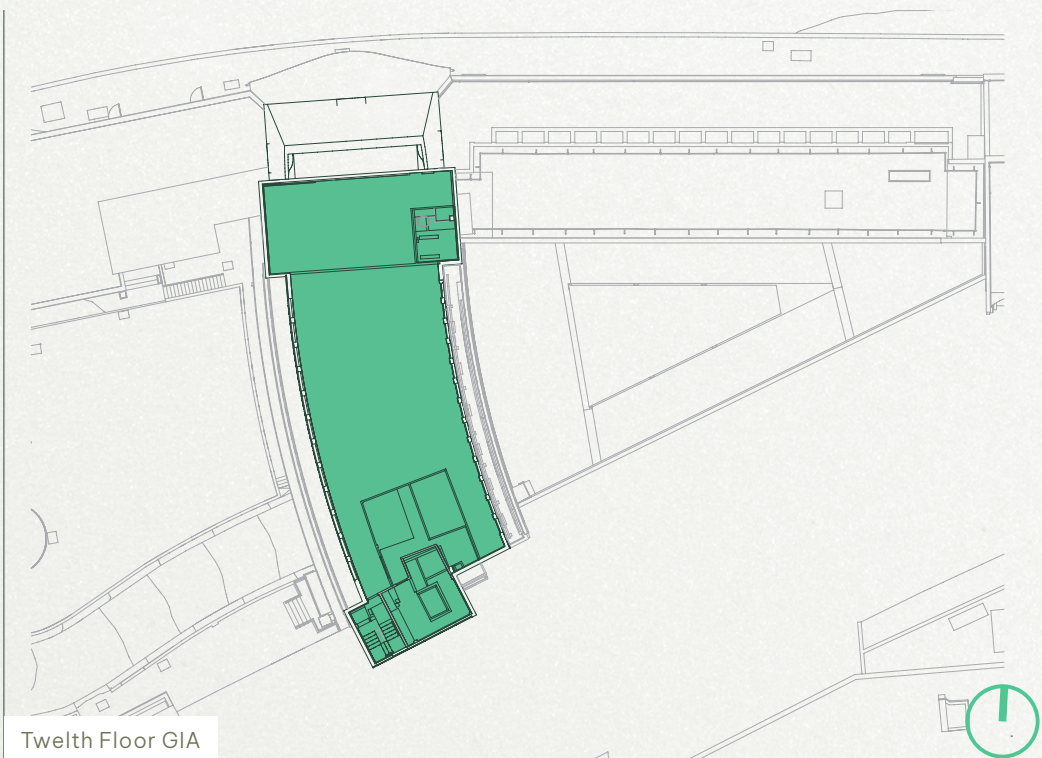
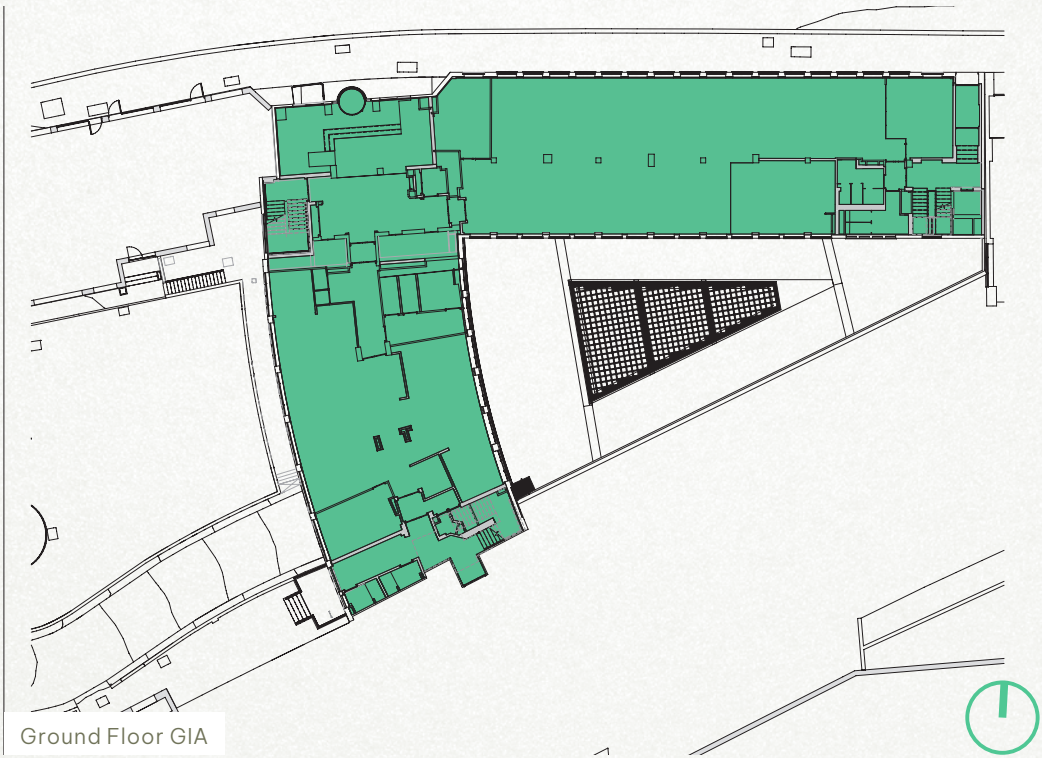


3rd floor typical floorplate and general arrangement.

Indicative floor plan, not to scale.



ACCOMMODATION



Indicative floor plans, not to scale.



AVAILABILITY

FLOOR	SQ FT (NIA)
11	2,687
10	3,293
9	3,355
8	3,308
7	3,239
6	3,099
5	4,923
4	6,975
3	6,911
2	7,000
1	6,848
Ground	5,837
TOTAL	57,475



PRE-LET TO A REFURBISHMENT

Albany House is also available on the basis of a pre-let before a refurbishment



Subject to securing an anchor tenant/s for the building, the landlord will carry out a comprehensive refurbishment of the entire building, delivering a high-quality working environment and increasing the building’s EPC rating to B.



ARRANGE A VIEWING

Albany House provides flexible lease options with viewings available strictly through appointed joint agents

LEASE TERMS & COST

Albany House provides flexible lease options.
New leases available
Rent: upon application
Service Charge: TBC
Business Rates: Estimated at £17.00 psf

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ALBANY
HOUSE
LONDON SW1

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