



29 Queen Annes Gate, London, SW1H 9BU

Substantially Refurbished Office Accommodation
Walking Distance from Victoria and St James's Park Stations
Fitted and Furnished Floors

Summary

Tenure	To Let
Available Size	2,633 to 9,574 sq ft / 244.61 to 889.45 sq m
Rent	£69.50 per sq ft Rent is based on new furnished and fitted Cat B accommodation
Service Charge	Please refer to availability table
Business Rates	Please refer to availability table
EPC Rating	B (43)

Key Points

- Newly refurbished office accommodation
- LED Lighting
- Ground Floor - benefits from fit-out and furniture
- Commissionaire
- 1st Floor - benefits from full Cat B fit-out (with furniture)
- 2nd Floor - Cat A (ready for incoming tenants bespoke fit-out)

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VAT	Applicable
EPC Rating	B (43)

Description

A period style building comprised over lower ground, ground and six upper floors.

The ground floor reception is being substantially refurbished to offer a modern, contemporary feel and a welcoming experience to occupiers and visitors.

Location

Transport links are excellent with St James's Park London underground station (District and Circle lines) within a minutes walk and Westminster (Jubilee, District and Circle lines) and Victoria underground (Victoria, District and Circle lines) and National Railway station are within easy walking distance.

Accommodation

The accommodation comprises the following areas:

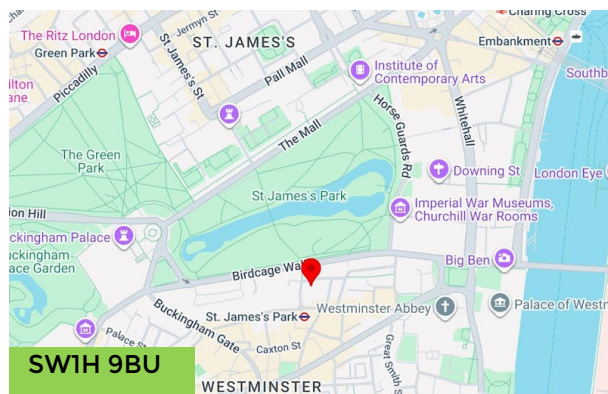
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
1st	3,461	321.54	£69.50	£31.34	£12.68
2nd	3,480	323.30	£69.50	£32.43	£12.75
Ground	2,633	244.61	-	On Application	On Application

Viewings

By appointment only via sole agents, Kinney Green

Terms

A new lease from the Landlord for a term by arrangement



Viewing & Further Information

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