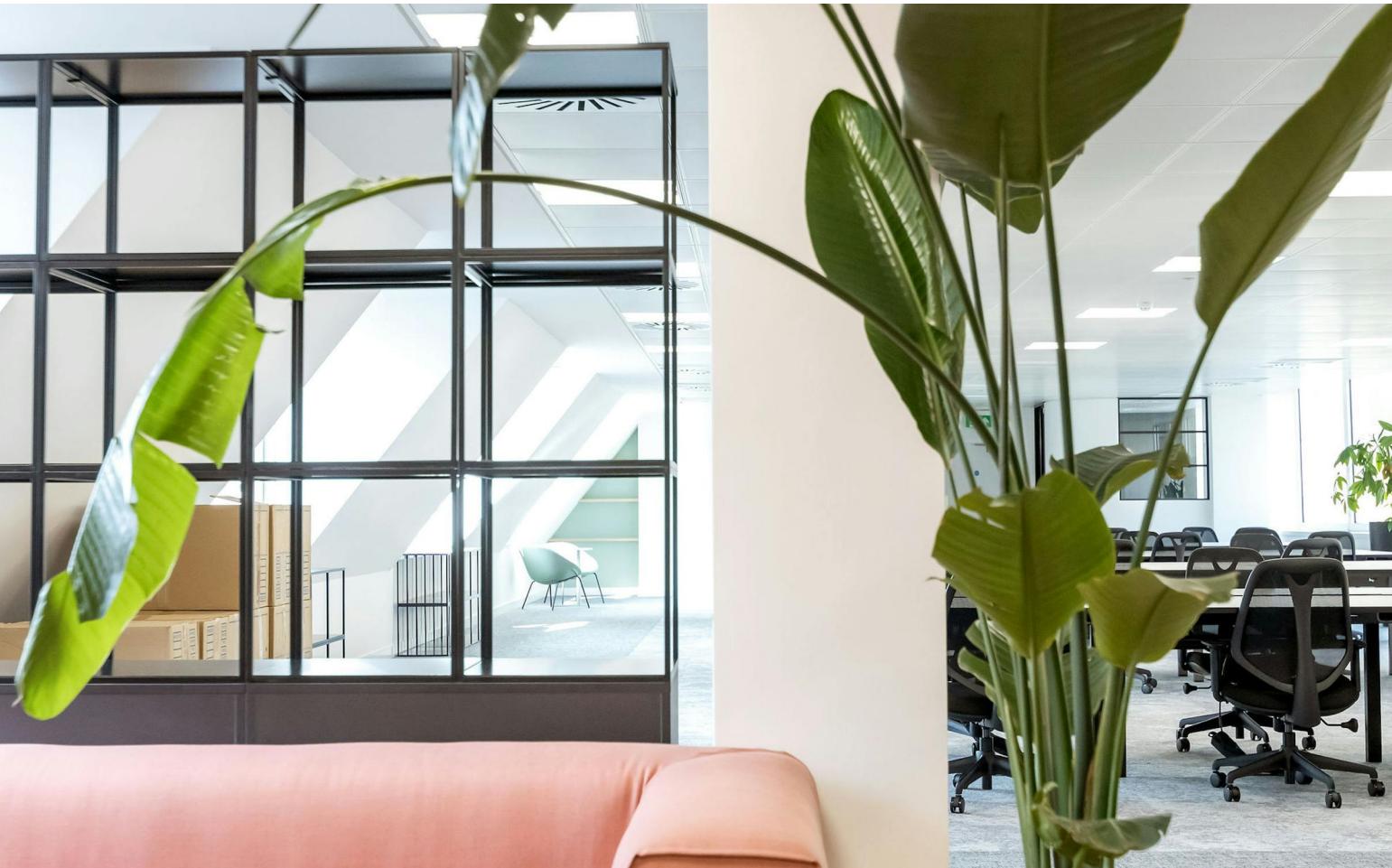




kinneygreen

Office
TO LET



10 Dean Farrar Street, London, SW1H 0DX

Bright, efficient office space
Fitted, furnished and fibre enabled
Close to St James's

Summary

Tenure	To Let
Available Size	3,487 sq ft / 323.95 sq m
Rent	£65 per sq ft
Service Charge	£16.29 per sq ft
Rates Payable	£30.31 per sq ft
Rateable Value	£181,000
EPC Rating	B (50)

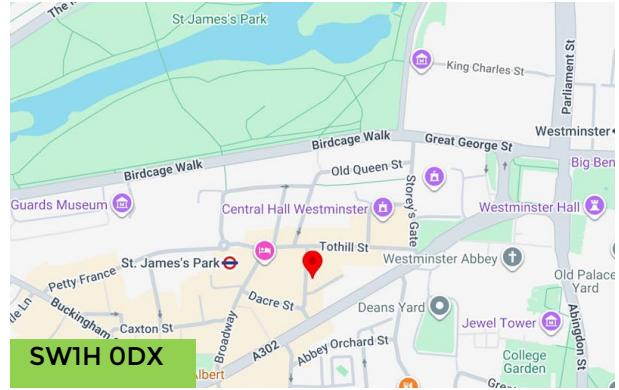
Key Points

- End of trip facilities - bicycle store and shower
- Modern reception and commissioner
- Open plan kitchenette with seating
- Fibre connectivity via Fusion
- Fully fitted and furnished (CatB)

10 Dean Farrar Street, London, SW1H 0DX

Summary

Available Size	3,487 sq ft
Rent	£65 per sq ft
Rates Payable	£30.31 per sq ft
Rateable Value	£181,000
Service Charge	£16.29 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	B (50)



Description

The fifth floor offers high quality, substantially refurbished office space with a fit-out finished to a very high standard.

Offering full Cat B, including a selection of meeting rooms, kitchenette, private offices, Teams rooms. Fully furnished with a modern contemporary kitchenette with seating.

Fibre enabled via Fusion - prices and further details available upon request.

Location

The property is located on the east side of Dean Farrar Street, between Victoria Street and Tothill Street, just south of St James's Park. Transport facilities are excellent with St James's Park (District and Circle lines), Westminster (Jubilee, District and Circle lines) and Victoria (Overground, Victoria, District and Circle lines) stations and the numerous bus routes that pass along Victoria Street, all within a short walking distance.

In addition, the area is well served by the extensive retail/leisure facilities provided by Victoria Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
5th	3,487	323.95	£65	£30.31	£16.29
Total	3,487	323.95	£65	£30.31	£16.29



Specification

- Fully refurbished ground floor reception hall
- VRF air conditioning
- Raised floors
- Two 10-person passenger lifts
- 24-hour access
- Basement showers and bike racks
- Commissionaire
- Underground car parking.

Viewings

By appointment only via sole joint agents, Kinney Green and Tuckermans.

Terms

A new lease from the Landlord for a term by arrangement.

Viewing & Further Information

Emma Burgess

0207 643 1533 | 07845 053 457
e.burgess@kinneygreen.com

Jo Gospage

0207 643 1506 | 07887 571453
J.gospage@kinneygreen.com

Charles Fogg

0207 643 1532 | 07841782124
c.fogg@kinneygreen.com

Jade Henson-Amphlett (Tuckerman)

020 3328 5383 | 07921 452 727

Guy Bowring (Tuckerman)

020 7222 5511 | 07831 185 728