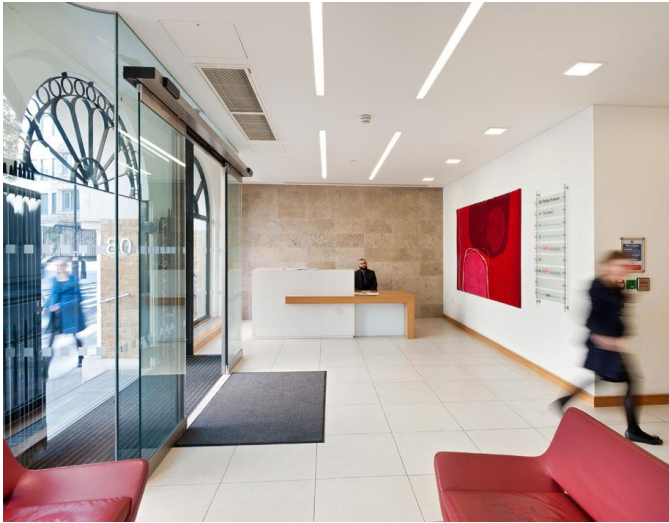


79-80 PETTY FRANCE, SW1

4th Floor and Lower Ground Floor
Available – 1,530 sq. ft. and 1,633 sq. ft.



LOCATION

The property is situated in Westminster on Petty France, a short walk away from St James's Park. There are lots of local cafes, restaurants and many more amenities all within a short walking distance from the property as well as Victoria station which is under 5 minutes away.

DESCRIPTION

The property comprises of a Ground Floor office space which affords which is accessed via a fob entry leading from the main reception along with 2 set meeting room/office along with the following.

TRANSPORT LINKS

St James's Park		3 minutes
Victoria		5 minutes
Westminster		10 minutes

ACCOMMODATION

Floor	Area	Rent (psf)
4 th	1,633	£49.50
Lower Ground	1,530	£35.00

AMENITIES

The accommodation benefits from the following amenities:

- Demised Kitchenette
- Under floor trunking
- Air Conditioning
- Communal WCs
- Key fob entry
- Intercom System
- Manned reception

TERMS

A new lease is available directly from the landlord for a term by arrangement.

Rates: c. £20.00 per sq. ft.

Service charge: £13.00

CONTACT

For further information or to arrange a viewing.

Katie Stewart - 020 7866 8692

Katie.Stewart@montagu-evans.co.uk

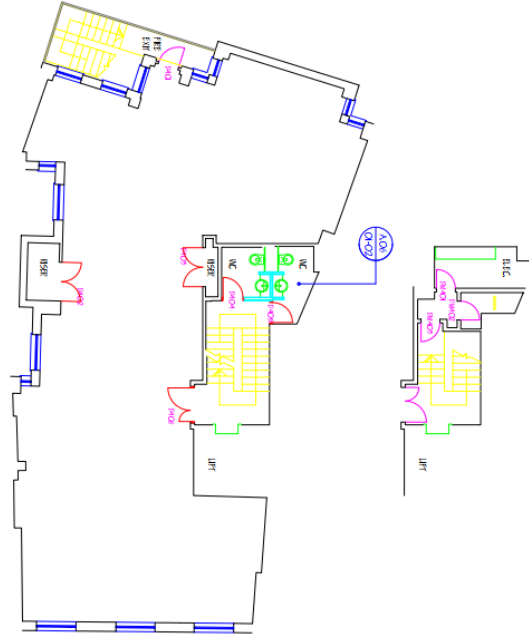
William Irving: 07818 538 218

william.irving@montagu-evans.co.uk

Floor Plan and Photographs



4th Floor Floorplan



Lower Ground Floor Floorplan

