

ATTRACTIVE CORNER UNIT
WITH A1/2/3 PLANNING
ALTERNATIVE USES
WILL BE CONSIDERED

75
PAGE STREET



2,741 sq ft 254.74 sq m

75 PAGE STREET
VICTORIA, LONDON
SW1

BURBERRY HEADQUARTERS

LOCATION

The premises comprise the commercial elements of a prime residential development in a prominent and popular corner location in Victoria on Page Street at the junction with Marsham Street.

The immediate vicinity boasts an affluent residential catchment and large office population, including Burberry's worldwide headquarters and several central government occupiers. Nearby operators include Pret a Manger, Sainsbury's, Café Nero and Tossed along with other independents.

Internally, the premises is fitted with heating, ventilation and air conditioning as well as an attractive spiral staircase leading to the basement, although this can be adapted easily to suit a variety of users.

RENT

Offers in excess of £60,000 per annum exclusive.

LEASE TERM

By way of a new Full Repairing and Insuring lease for a term to be agreed.

SERVICE CHARGE

Further details on application.

ACCOMMODATION

Ground Floor	1,421 sq ft	132.06 sq m
Basement	1,320 sq ft	122.68 sq m

TOTAL	2,741 sq ft	254.74 sq m
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PAGE STREET



ENERGY PERFORMANCE CERTIFICATE

Available upon request.

COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

PLANNING

The premises benefits from A1, A2, A3 use class. Other use classes such as D1, D2 will be considered, subject to planning.

RATING

The premises will need to be re assessed for rating purposes. Interested parties are advised to make their own enquiries direct with Westminster Council (020 8315 2050).



Misrepresentation Act 1967
& Property Misdescription Act 1991.
These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole or part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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