



**SAVOY STEWART**  
COMMERCIAL PROPERTY

OFFICES  
TO LET

## 26 MORETON STREET

Pimlico, SW1V 2PE

Superb Window Frontage



### KEY POINTS

- > Excellent Street Presence
- > Newly Refurbished
- > Close Proximity to Pimlico Station
- > Tranquil Residential Location

TENURE	TO LET
SIZE	1,455 SQ FT
RENT	£63,000 PER ANNUM
EPC	AVAILABLE ON ENQUIRY

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://www.savoystewart.co.uk)

## LOCATION

The property is located on the North side of Moreton Street, close to it's junction with Tachbrook Street. Transport links are comprehensive with Pimlico Underground (Victoria Line) and Victoria Mainline and Underground (Victoria, District & Circle Lines) Stations are two and ten minutes walk away respectively. Numerous bus routes pass along Vauxhall Bridge Road providing easy access across Central London.

## ADDITIONAL INFORMATION

26 Moreton Street benefits from an impressive ground floor frontage and the lower ground floor is connected by a spiral staircase (internal). The first floor is accessed through the communal staircase to the upper parts. In addition, there is exclusive use of a rear terrace.

## AVAILABILITY

Accommodation available within this impressive building:

Lower Ground Floor: 580 SQ FT + Vaults (low ceiling height).

Ground Floor: 390 SQ FT.

First Floor: 485 SQ FT.

Total: 1,455 SQ FT.

## LEASE

The property is available by way of a new lease for a term by arrangement.

## LEGAL COSTS

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

## RENT

£63,000 per annum

## BUSINESS RATES

Rates Payable: £18,800 per annum

(based upon Rateable Value: £39,250 and UBR: 47.9p)

## SERVICE CHARGE

Available on Request



## VIEWING & FURTHER INFORMATION



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