

ECONOMICAL OFFICES TO LET

**Mann
Smith**
CHARTERED SURVEYORS

40-41 Pall Mall, St. James's, SW1



- New flexible lease direct from the landlord
- A new light refurbishment
- Prestigious address
- Well connected to transport links

Mann Smith Chartered Surveyors
6 Heddon Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

The property is located on the north side of Pall Mall. The nearest stations are Green Park, Piccadilly Circus and Charing Cross stations, which are all a short walk. St James's Park and Green Park are also within close proximity, as well as many cafes, boutiques and private members' clubs.

Description

The property is formed of two adjoining period buildings accessed via a shared door fronting Pall Mall. The offices have been refurbished and benefit from lift access, comfort cooling and private kitchen and WC facilities.

Floor Area

Third Floor West	583 sq. ft. (54.16 sq. m.)	UNDER OFFER
Second Floor East	638 sq. ft. (59.27 sq. m.)	AVAILABLE
Lower Ground Floor	655 sq. ft. (60.85 sq. m.)	AVAILABLE

Term

A new flexible lease direct from the landlord.

Rent

Price on application

Business Rates

TBC

Service Charge

£8.00 – 10.00 per sq. ft.



Viewings strictly by appointment with sole agents, Mann Smith:

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Ashley Medway MRICS
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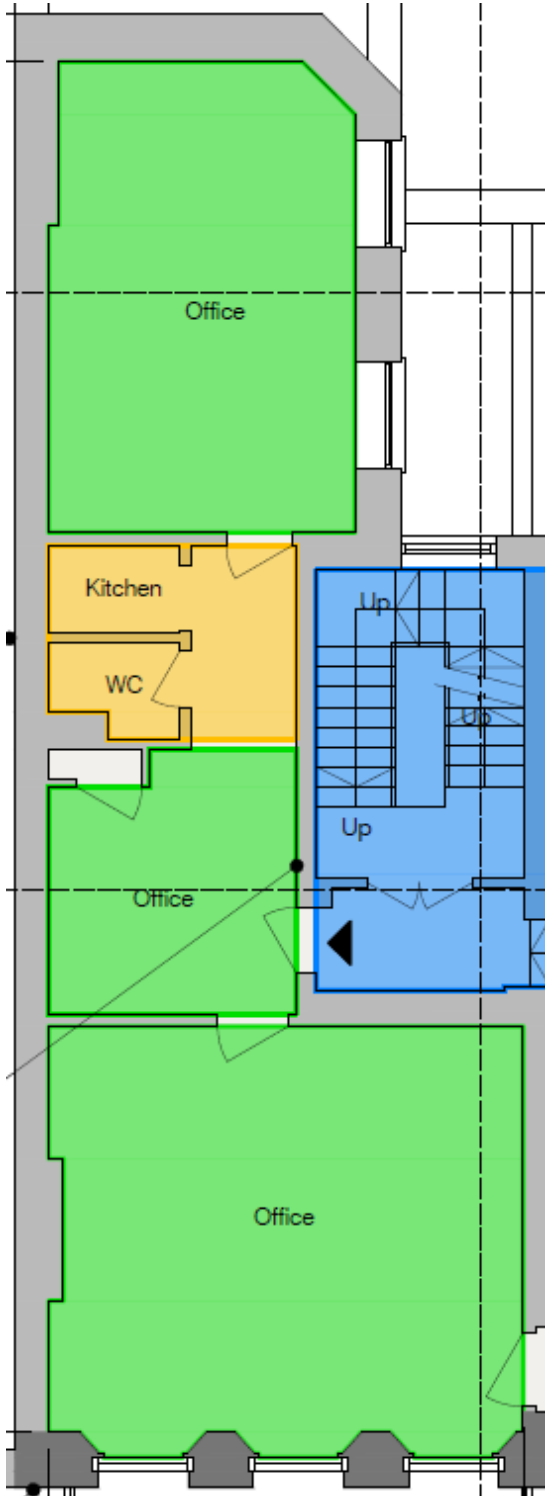
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Third Floor West



Second Floor East

