

TO LET

SOUTHWEST HOUSE, SW1

4th Floor – 4,511 sq ft

NEWLY REFURBISHED GRADE A OFFICE SPACE

LONDON, SW1



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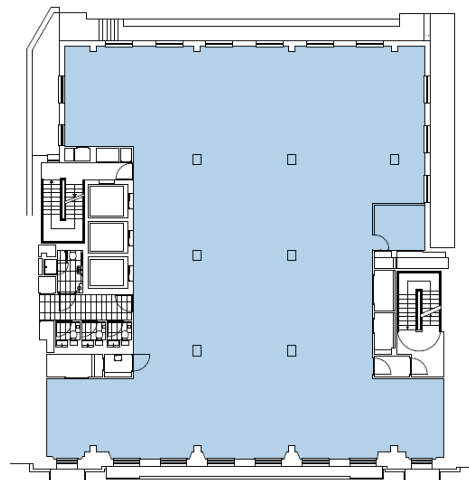


DESCRIPTION

Behind beautifully restored Georgian façades, this prominent St James's building comprises 31,000 sq ft of office space over 7 floors. The available 4,511 sq ft (419 sq m) is on the 4th floor and has undergone comprehensive refurbishment.

SPECIFICATION

- Newly refurbished
- Commissionaire
- 3 x Passenger lifts
- Raised floor (135mm)
- Suspended ceilings
- VRF heating and cooling system
- 36 Bike racks and lockers
- Showers on every floor and 4 in the basement



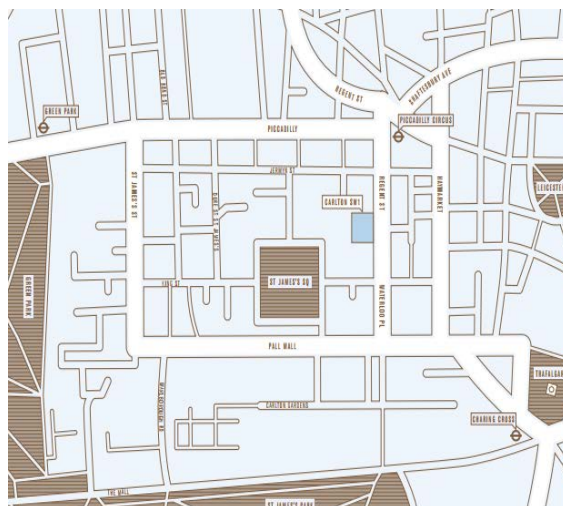
LOCATION



A short walk away are the Jubilee, Piccadilly, Bakerloo, Victoria and Northern lines at Piccadilly Circus, Green Park and Charing Cross underground stations, providing access to London's City, Heathrow and Gatwick airports in under an hour.

TERMS

- Lease: A new lease direct from the Landlord is available for a term by arrangement
- Rent: £79.50 per sq ft
- Rates: £38.78 per sq ft
- Service charge: £10.77 per sq ft



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