



# 79-80 PETTY FRANCE

London, SW1

## B1 Office To Let In The Heart Of Victoria

### Four Floors Available



## LOCATION

Situated within a vibrant Westminster, the property is located on the North Side of Petty France a short walk away from St James's Park. Site attractions such as Buckingham Palace, Wellington Barracks, The Guards Museum and many more are within proximity with local cafes, restaurant and many more amenities are all within a short walking distance from the property.

## DESCRIPTION

The property comprises of 4 floors of bright office space set within a smart building known as Petty France. The building benefits from excellent natural light, communal WCs and a manned reception.

Floors on offer are:

Lower Ground – 1,530 sqft

Ground Floor – 1,093 sqft

First Floor – 1,737 sqft

Second Floor – 1,725 sqft

## AMENITIES

- Demised Kitchenette
- Under floor trunking
- Air – Conditioning (not tested)
- Communal WCs
- Key fob entry
- Intercom System
- Manned Reception

## LEASE

The property is available by way of a new FRI lease granted directly from the Landlord.

## RENT/RATES/SERVICE CHARGE

**Rent:** approx. £45 psf/£55psf

**Service Charge:** approx.. £13psf

**Business Rates:** approx. £20 psf

## VIEWINGS

Viewings are to be directly undertaken via the landlords agents Jon Christopher Surveyors

**Dimitri Melaisi**

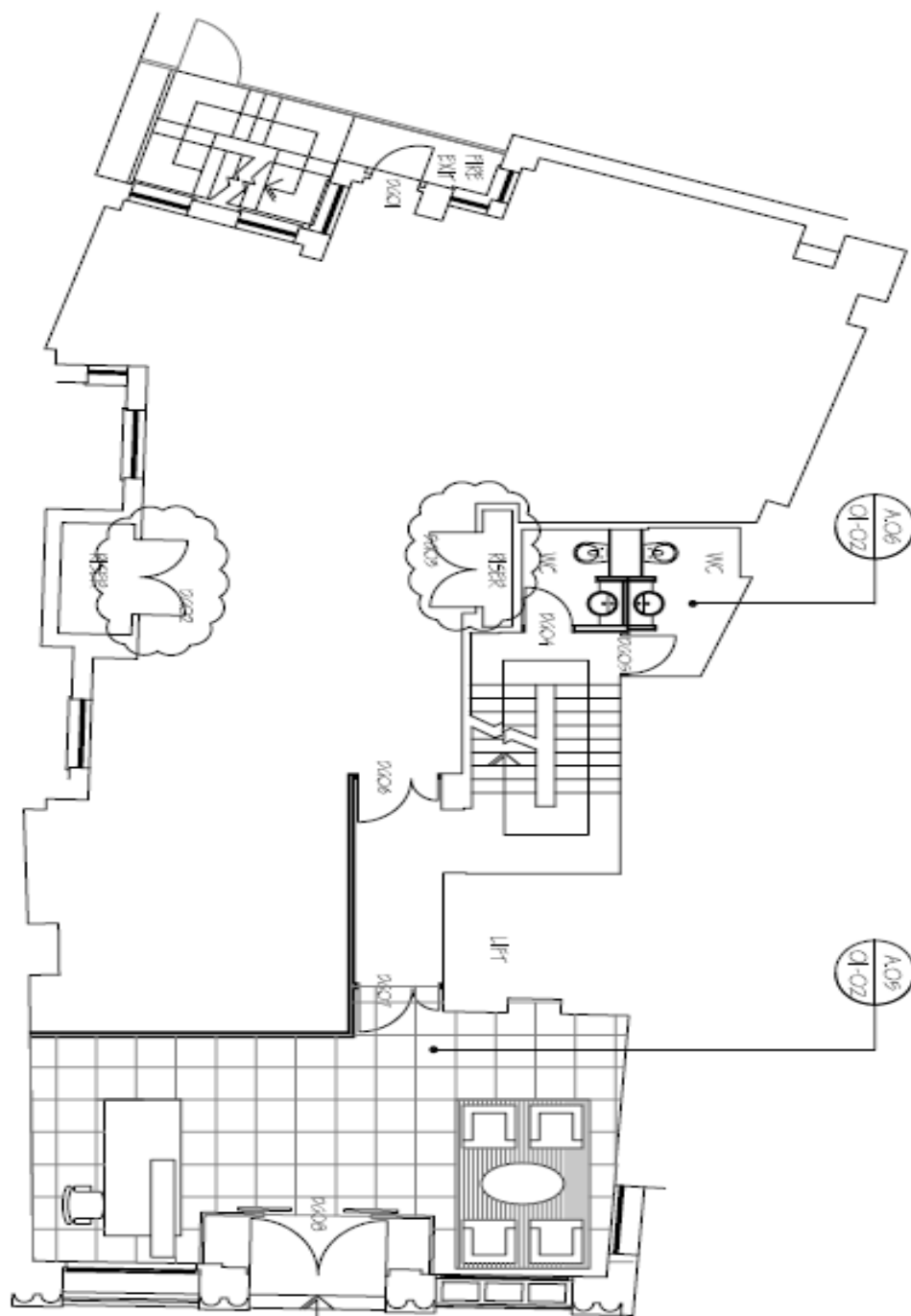
**Tel:** 0208 444 00 55

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# FLOOR AREAS/PLAN

The floor area is approximately 2,000 sqft set along the Ground and First Floor Mezzanine, please see plans below for your Reference.

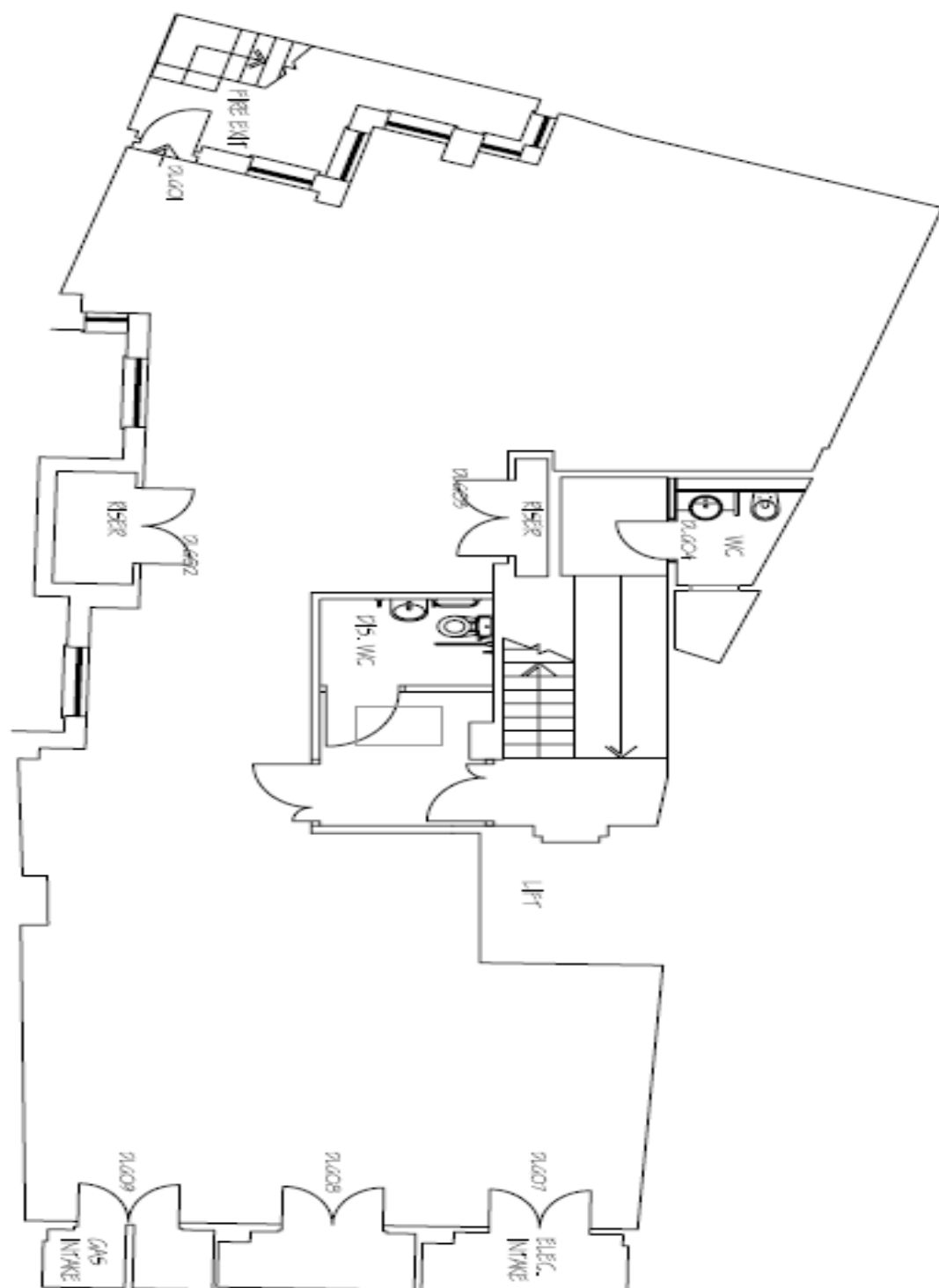
## GROUND FLOOR



PETTY FRANCE



## LOWER GROUND



## FIRST AND SECOND FLOOR

