

A1 UNIT TO LET

**Mann
Smith**
CHARTERED SURVEYORS

40 Pall Mall, St. James's, SW1



- New short term lease direct from the landlord
- Well connected to transport links and the West End
- Prestigious address
- Excellent window frontage

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, all a short walk away. Regent Street, Piccadilly and the rest of the West End are also within close proximity, as well as many galleries and private members' clubs.

Description

The property is a self-contained unit on the ground floor of a period building. The unit benefits from generous window frontage as well as kitchen and bathroom facilities at the rear.

Floor Area

Ground Floor 713 sq. ft. (66.24 sq. m.)

Term

A new short term lease direct from the landlord.

Rent

£65,000 per annum, exclusive

Business Rates

£17,500 per annum

Service Charge

The tenant will pay a small contribution towards building insurance

EPC

Energy Rating C



Viewings strictly by appointment with sole agents, Mann Smith:

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