



## 5-8 The Sanctuary, London, SW1P 3JS

Grade II listed iconic building located next door to Westminster Abbey & within close proximity to the Houses of Parliament.

- Located in the heart of Westminster
- Plug & play opportunity
- Smart manned reception
- Striking period features
- Furnished throughout
- Air cooling
- Excellent natural light
- EPC - B

# 5-8 The Sanctuary

London, SW1P 3JS

CROSSLAND  
OTTER HUNT



## Summary

Available Size	1,012 to 3,262 sq ft / 94.02 to 303.05 sq m
Rent	£69.50 per sq ft
Service Charge	£18.58 per sq ft
EPC	B (33)

## Location

This iconic building is situated on the south side of The Sanctuary, next to the archway into Dean's Yard and adjacent to Westminster Abbey. The property is within a few minutes' walk of Westminster Underground Station (Jubilee, District and Circle lines and St. James's Park Station (District and Circle lines).

## Description

This Grade II listed building benefits from a smart, manned reception with the available accommodation comprising the part fourth floor offering 1,012 sq ft. The suite comprises three interlinking rooms which have been furnished to provide office desks in open plan, a meeting room and soft seating area.

The third floor is currently under refurbishment and will be ready in May 2024 providing 2,250 sq ft.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
4th - Part	1,012	94.02	£69.50	£27.79	£18.58	Available
3rd	2,250	209.03	£69.50	£27.18	£18.50	Available
<b>Total</b>	<b>3,262</b>	<b>303.05</b>	<b>£69.50</b>	<b>£27.49</b>	<b>£18.54</b>	

## EPC

Rating B-33.

## Terms

A new lease is available direct from the landlord.

## Viewings

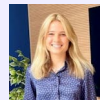
Via COH or joint agents Carter Jonas.



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