

2 Queen Annes Gate Buildings, Dartmouth Street, London, SW1H 9BP

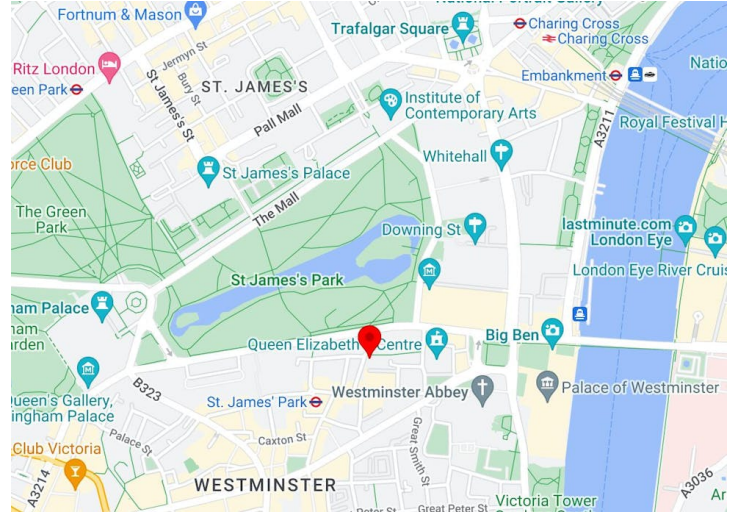
Economical, Cooled 756 - 3,799 sq ft Offices To Let

- Manned Reception
- LED Lighting
- Within the "Division Bell"
- Passenger Lift
- Comfort Cooled

2 Queen Annes Gate Buildings

Dartmouth Street, London, SW1H 9BP

CROSSLAND
OTTER HUNT



Summary

Available Size	756 to 3,799 sq ft / 70.23 to 352.94 sq m
Rent	£55.00 - £65.00 per sq ft
Service Charge	£16.34 per sq ft
EPC	C

Description

The building benefits from a manned reception and a passenger lift which serves all floors.

The entire 2nd floor benefits from natural light from 3 elevations and excellent floor to ceiling heights. It is currently fitted but can also be taken CAT A.

The part 3rd floor provides an efficient floor plate with natural light from the front and rear. It is currently fitted but can also be taken CAT A.

Location

The building is located within the "division bell" in the St. James's Park area. The building is a 2 min walk to St. James's Park underground station and a 7 minute walk from Westminster underground station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
3rd - Part	961	£65	£36.93	£16.34	£9,471.46	Available
2nd	2,082	£65	£26.57	£16.34	£18,722.39	Available
Ground	756	£55	£24.26	£16.34	£6,022.80	Available
Total	3,799	£61.67	£29.25	£16.34	£34,216.65	



Nick Sinclair

02073992733 | 07970511730

nick@coh.eu



Phil Frenay

02073992742 | 07818566174

phil@coh.eu