

ON THE INSTRUCTIONS OF LAND SECURITIES

**AIR-CONDITIONED OFFICE FLOOR
TO BE LET SHORT TERM****4,100 sq ft (380.9 sqm)****1 WARWICK ROW, VICTORIA, SW1**

Location: This prominent modern office building is situated on Warwick Row at its junction with Bressenden Place, moments from Victoria Mainline and Underground station.

Transport communications are therefore excellent. The area abounds with Hotels, restaurants and the retail facilities along Victoria Street, and is home to a great number of Commercial and Government occupiers.

Accommodation: The accommodation comprises the entire sixth floor, rectangular in layout, with excellent natural light from both sides. The floor is in good condition, with a reception area and a number of private offices formed by glazed partitioning, a computer room and a kitchen. The remainder of the space is open plan. The offices are approached via a spacious entrance hall with commissionaire and three lifts.

Floor areas: **6th** **4,100 sqft** **380.9 sqm**

- Amenities:**
- Three automatic passenger lifts
 - Spacious ground floor reception
 - Excellent natural light
 - Commissionaire
 - Parking available on site
 - High quality partitioning
 - Comfort cooling
 - Kitchen
 - 24 hour access
 - Male & female WCs
 - Good decorative order

Terms: New effective full repairing and insuring lease, outside the act, for a term of 5 years subject to a rolling landlord's break option on six months notice from September 2010.

Rent: **£40.00** per square foot per annum exclusive of all outgoings and VAT.

Possession: Immediate upon completion of legal formalities.

Viewings: By appointment with sole agents:-

Contact: Mike MacKeith Tom Tregoning
020 7487 1942 020 7487 1813

mike.mackeith@colliersgodfreyvaughan.co.uk

tom.tregoning@colliersgodfreyvaughan.co.uk

NB Particulars of this instruction may be viewed on our website:

www.colliersgodfreyvaughan.co.uk