

ON THE INSTRUCTIONS OF LAND SECURITIES

## AIR-CONDITIONED OFFICE FLOOR TO LET

**4,100 sq ft (approx)**

### **1 WARWICK ROW, LONDON 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 second floor, rectangular in layout, with excellent natural light from both sides. The floor is in very good condition, with two meeting rooms, a reception area, four 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.

The floor comprises an approximate area of **4,100 square feet.**

**Amenities:**

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

**Terms:** A new effective full repairing and insuring lease, outside the Act, for a term to expire on 29<sup>th</sup> September 2010, subject to a rolling mutual option to determine at any time from September 2008 on no less than six months' written notice.

**Rent:** £27.50 per square foot per annum exclusive of all outgoings and VAT.

**Possession:** Immediate upon completion of legal formalities.

**Viewings:** By appointment with sole agents:-

<b>Contact:</b>	Mike MacKeith	Nigel Vaughan
	Direct line	Direct line
	020 7659 4939	020 7659 4919

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

**[www.godfreyvaughan.co.uk](http://www.godfreyvaughan.co.uk)**

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