

33 CATHERINE PLACE, SW1
REFURBISHED OFFICES TO LET
452 – 2,071 SQ FT APPROX



Location:

The property is located on the western side of Catherine Place, close to its junction with Palace Street. Both Victoria mainline and Underground Stations (Victoria, Circle and District lines) and St James's Park Underground Station (Circle and District lines) are within walking distance.

Accommodation: The available space comprises newly refurbished modern office accommodation, benefiting from innovative interior design arranged over the lower ground, ground, first and third floors as follows:

	Sq ft	Sq m
3rd Floor	452	42
1st Floor	506	47
Gnd Floor	393	37
L.Gnd Floor	720	67

NB **The Ground and Lower Ground floors must be let together.**

Amenities:

- Newly decorated and carpeted
- Perimeter trunking
- Kitchenette
- Central heating

Lease: The offices are available by way of new effective full repairing and insuring leases outside the Act direct from the freeholder for a term by arrangement.

Rent:

3rd Floor	£15,950 per annum exclusive
1ST Floor	£18,500 per annum exclusive
Gnd/Lwr Gnd	£34,950 per annum exclusive

Service Charge: **TBC**

Viewings: By appointment through: -

James Brown 020 7659 4911
William Habershon 020 7659 4922

GODFREY VAUGHAN

Subject to contract

Godfrey Vaughan LLP, 1 Tenterden Street, Hanover Square, London W1S 1TA.
Tel 020 7659 4949 Fax 020 7659 4948
mail@godfreyvaughan.co.uk www.godfreyvaughan.co.uk

Godfrey Vaughan LLP, 1 Tenterden Street, Hanover Square, London W1S 1TA. Tel 020 7659 4949 Fax 020 7659 4948
mail@godfreyvaughan.co.uk www.godfreyvaughan.co.uk

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967. Godfrey Vaughan LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm of their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.