

ON THE INSTRUCTIONS OF LAND SECURITIES

**ECONOMICAL VICTORIA OFFICES
TO BE LET SHORT TERM**

2,633 sq ft (244.6 sqm)

**PART 5TH FLOOR, ELLIOT HOUSE, ALLINGTON
STREET,
VICTORIA SW1**

Location: This prominent 1960's office building is situated in Allington Street 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 part fifth floor and will provide office with excellent light and flexible layout, accessed via a double height entrance hall, which has been refurbished, and two passenger lifts.

The floor has been arranged into a number of private offices with demountable partitioning and could easily be returned to an open plan layout.

Floor Areas: **Part Fifth Floor** **2,633 sq ft**

- Amenities:**
- Two automatic passenger lifts
 - Spacious ground floor reception
 - Excellent natural light
 - Commissionaire
 - LG3 lighting
 - Parking available
 - 24 hour access
 - Disabled WC
 - Central heating

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: £27.50 per square foot per annum exclusive of all outgoing and VAT.

Possession: Immediate upon completion of legal formalities.

Viewings: By appointment with sole agents:-

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**NB Particulars, photographs and pdfs of the floor plans
may be viewed on our website:**

www.colliersgodfreyvaughan.co.uk