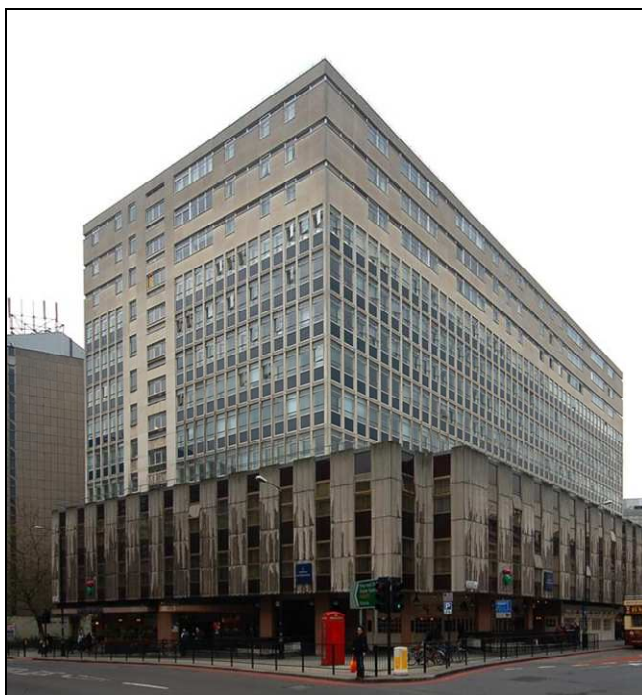


ON THE INSTRUCTIONS OF LAND SECURITIES

**FLEXIBLE FULLY-FITTED OFFICE FLOOR
TO LET**

7,000 sq ft (650 sq m) approx

29 BRESSENDEN PLACE, VICTORIA, SW1



Location:

This prominent modern office building is situated at the junction of Warwick Row and 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 majority of the seventh floor, with excellent natural light from both sides. The floor is in good condition, with a number of private offices formed by demountable partitioning, a computer room and a kitchen. The remainder of the space is open plan. The offices are approached via a manned entrance hall and two automatic passenger lifts.

Floor areas: Part 7th 7,000 sqft

- Amenities:**
- Two automatic passenger lifts
 - Manned ground floor reception
 - Excellent natural light
 - Metal tile suspended ceiling
 - Parking available on site
 - Central heating
 - Kitchen
 - 24 hour access
 - Male & female WCs
 - Raised floors

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 2011.

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:-

Contact: Mike MacKeith
020 7487 1942

Tom Tregoning
020 7487 1813

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