

SHORT TERM, ECONOMICAL OFFICES TO LET

429 - 2,920 sq ft

ELLIOT HOUSE,
ALLINGTON STREET, 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 excellent and the area is within easy reach of many hotels, restaurants and retail facilities along Victoria Street, and is home to a great number of Commercial and Government occupiers.

Accommodation: The accommodation comprises the part third and fifth floors 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.

Size (sq ft):	Floor	Size (sq ft)	Size (sq m)
	Part 3 rd	2,920	271.3
	Part 5 th	429	39.9

Amenities:

- Two automatic passenger lifts
- Spacious ground floor reception
- Excellent natural light
- Commissionaire
- 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 December 2009.

Rent: £15.00 per square foot per annum exclusive of all outgoings and VAT.

Service Charge: To be confirmed

Rates: c. £8.20 per square foot

Possession Immediate upon completion of legal formalities.

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

www.colliersgodfreyvaughan.co.uk

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