

ECONOMICAL OFFICE TO LET

**Mann
Smith**
CHARTERED SURVEYORS

41 Whitehall, SW1



- Available by way of a new lease direct from the landlord for flexible term
- Close proximity to Charing Cross, Embankment and Westminster
- Located a stone's throw from Trafalgar Square and the West End
- A smart building with lift access and comfort cooling

Mann Smith Chartered Surveyors
6 Heddon Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

The office is located on Whitehall, metres from Trafalgar Square. Nearby stations include Embankment, Charing Cross and Westminster, which offer a choice of Underground Lines and National Rail Services.

Description

The office is arranged over the whole second floor of a period building that is due landlord refurbishment and that benefits from lift access to all floors. The second floor benefits from generous natural light overlooking Whitehall, comfort cooling and a private kitchen facilities.

Floor Area

Second Floor 1,326 sq. ft. (123 sq. m.)

Term

New lease direct from the landlord for a flexible term

Rent

£59,500 per annum, exclusive (£44.87 per sq. ft.)

Business Rates

£25,500 per annum approximately (£16.97 per sq. ft.)

Service Charge

£17,900 per annum approximately (£13.50 per sq. ft.)

EPC

Energy Rating D (86) at the front and E (120) at the rear.



Viewings strictly by appointment with agents, Mann Smith:

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Ashley Medway MRICS
ashley@mannsmith.co.uk

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