

ECONOMICAL OFFICE TO LET

**Mann
Smith**
CHARTERED SURVEYORS

41 Whitehall, SW1



- New lease direct from the landlord
- Located adjacent to Trafalgar Sq.
- Close proximity to Charing Cross underground station
- 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 and Charing Cross which offer a choice of Underground Lines and National Rail Services.

Description

The office is arranged on the first floor of a period building overlooking Whitehall and benefits from being newly refurbished and from having a private kitchen/meeting room. The office also enjoys natural light, air conditioning and lift access.

Floor Area

First Floor:

Office suite	617 sq. ft. (57 sq. m.)
Separate kitchen/meeting room	157 sq. ft. (15 sq. m.)
TOTAL	774 sq. ft. (72 sq. m.)

Term

New flexible lease direct from the landlord

Rent

£32,500 per annum, exclusive

Business Rates

£12,800 per annum approximately

Service Charge

£11,500 per annum, approximately

EPC

Energy Rating D (85)



Viewings strictly by appointment with agents, Mann Smith:

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Ashley Medway MRICS
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