



A RARE OPPORTUNITY TO RENT A MODERN SELF-CONTAINED BUILDING IN THE HEART OF WESTMINSTER, A FEW MINUTES WALK FROM PARLIAMENT

40 GREAT SMITH STREET, SW1

1,280 SQ FT (118.9 SQ M)

EXCELLENT FLEXIBLE SHORT TERM OFFICES TO LET IN SW1

# TUCKERMAN

CHARTERED

SURVEYORS

## LOCATION

The property is located on the west side of Great Smith Street, close to its junctions with Great Peter Street and Little Smith Street. St James's Park (District and Circle Lines) and Westminster (Jubilee, District and Circle Lines) Underground Stations are a short walk away and Victoria Mainline, Underground (Victoria, District and Circle Lines) and Bus Stations provide further transport links. The numerous shops, bars and restaurants in the surrounding area provide excellent amenities for staff whilst St James's Park and The Houses of Parliament are a five minute walk.

## DESCRIPTION

The premises comprise a contemporary self-contained three storey building accessed through the period property known as 40 Great Smith Street. The premises provide modern offices with good levels of privacy in a quiet environment, benefiting from kitchenette units on all floors and a roof terrace. The accommodation is available part furnished, if required.

## AMENITIES

Part furnished (if required)  
Central heating  
Demised WC & kitchenette facilities  
Perimeter trunking  
Bike storage  
Intercom system  
120 sq ft private roof terrace  
Good storage on each floor  
Immediate possession

## ACCOMMODATION

FLOOR	SQ FT	SQ M
2 <sup>nd</sup>	235	21.8
1 <sup>st</sup>	410	38.1
Ground	635	59.0
<b>TOTAL</b>	<b>1,280</b>	<b>118.9</b>

## RENT

£65 per sq ft all inclusive (i.e. rent, rates, service charge, gas, water, electricity).

## LEASE

The premises are available by way of a licence or a 3 year lease subject to a mutual rolling option to break on or from 18 months upon 3 months prior written notice.

## EPC

The premises has an EPC rating of 83 which falls within Band D.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction



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