



St James Park Offices to Lease

- Self-Contained office building
- Great location
- 2 minute walk to St James Park
- Good natural light

Albany House

86 Petty France, London, SW1H 9EA

**AVISON
YOUNG**



Summary

Available Size	2,876 to 60,479 sq ft / 267.19 to 5,618.68 sq m
Rates Payable	£17 per sq ft Estimated
Service Charge	TBC
Estate Charge	N/A
EPC	Upon enquiry

Property Highlights

Albany House will be available to let as a self-contained building or part lettings from 20,000 sq ft +. The floors range from 2,875 sq ft to 7,196 sq ft from Ground to 11th. The floor plans follow a 'L' Shape layout and are generally arranged as two units on each floor. The floors are currently in a mixture of open plan and cellular layout, with perimeter trunking, air conditioning units, recessed lighting and mixture of single and double glazed windows. The upper floors have superb views and there is excellent natural light to all units.

There are two Showers on the ground floor of the building, with some Cycle parking available within the basement of the property.

On site car parking is available by separate arrangement.

Location

The property is located above St James Park tube station (Circle & District Line) and within a 10 minute walk to London Victoria Station Mainline and Underground Stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	7,073	657.10	Available
1st	7,196	668.53	Available
2nd	7,053	655.25	Available
3rd	7,016	651.81	Available
4th	6,974	647.91	Available
5th	4,958	460.61	Available
6th	3,224	299.52	Available
7th	3,529	327.85	Available
8th	3,521	327.11	Available
9th	3,563	331.01	Available
10th	3,496	324.79	Available
11th	2,876	267.19	Available
Total	60,479	5,618.68	

Specification

For more information please contact one of our agents.



Harriet De Freitas

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Charles Henry

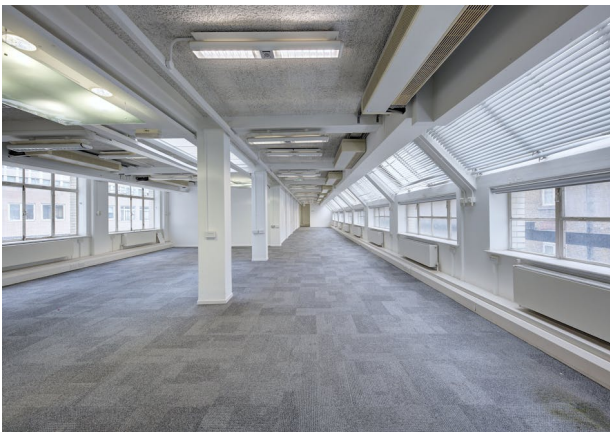
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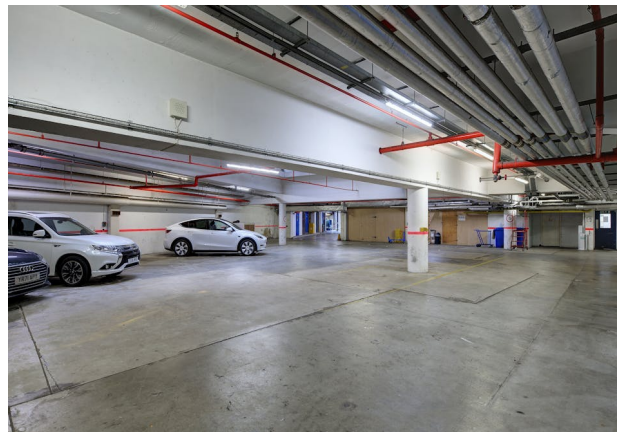
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