

Fifteen

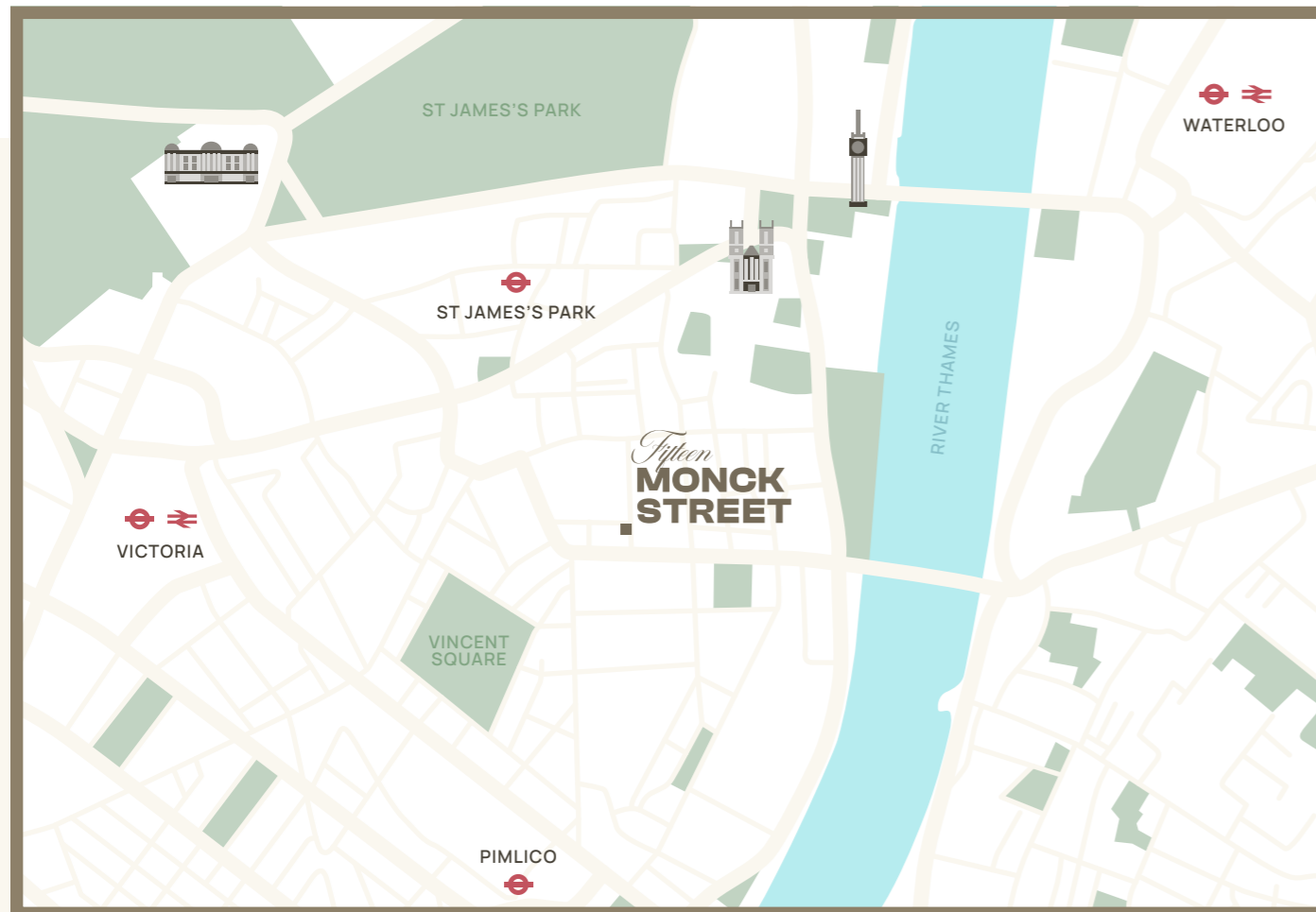
**MONCK
STREET
SW1**

PRIME LOCATION
FROM PARLIAMENT
TO THE PARK

Westminster LOCATION

The property is located on the corner of Monck Street and Medway Street, just north of Horseferry Road, between Victoria, Westminster and Pimlico, providing easy access to the rest of London and nationwide via Victoria Station.

The building is also within walking distance of major landmarks such as Westminster Palace, River Thames and St James's Park.



Monck Street DESCRIPTION

15 Monck Street is a self-contained period redbrick corner building with attractive lattice window frames throughout.

It is arranged over lower, ground and three upper floors. The floors offer regular rectangular floorplates with column free space and impressive floor to ceiling heights, particularly on ground floor. It benefits from excellent natural light from both the principal Monck Street and Medway Street elevations, as well as from the rear lightwell. There is a small flat roof terrace to the rear at 3rd floor level.

The building is currently in second hand unrefurbished condition and therefore is suitable as flexible economical office space or for a tenant looking to refurbish and occupy as an impressive Westminster HQ. The landlord is willing to consider a pre-let of the refurbished building, subject to the commercial terms, the tenant's covenant and specification required.

SPECIFICATION

COMFORT COOLING

CENTRAL HEATING

PERIMETER TRUNKING

SUSPENDED CEILINGS

RECESSED FLOURESCENT LIGHTING

SECONDARY GLAZING

TERRACE

EXCELLENT NATURAL LIGHT

CARPETED

KITCHEN

M/F WC'S ON HALF LANDINGS

BASEMENT STORAGE

EPC SCORE - TBC



ACCOMMODATION

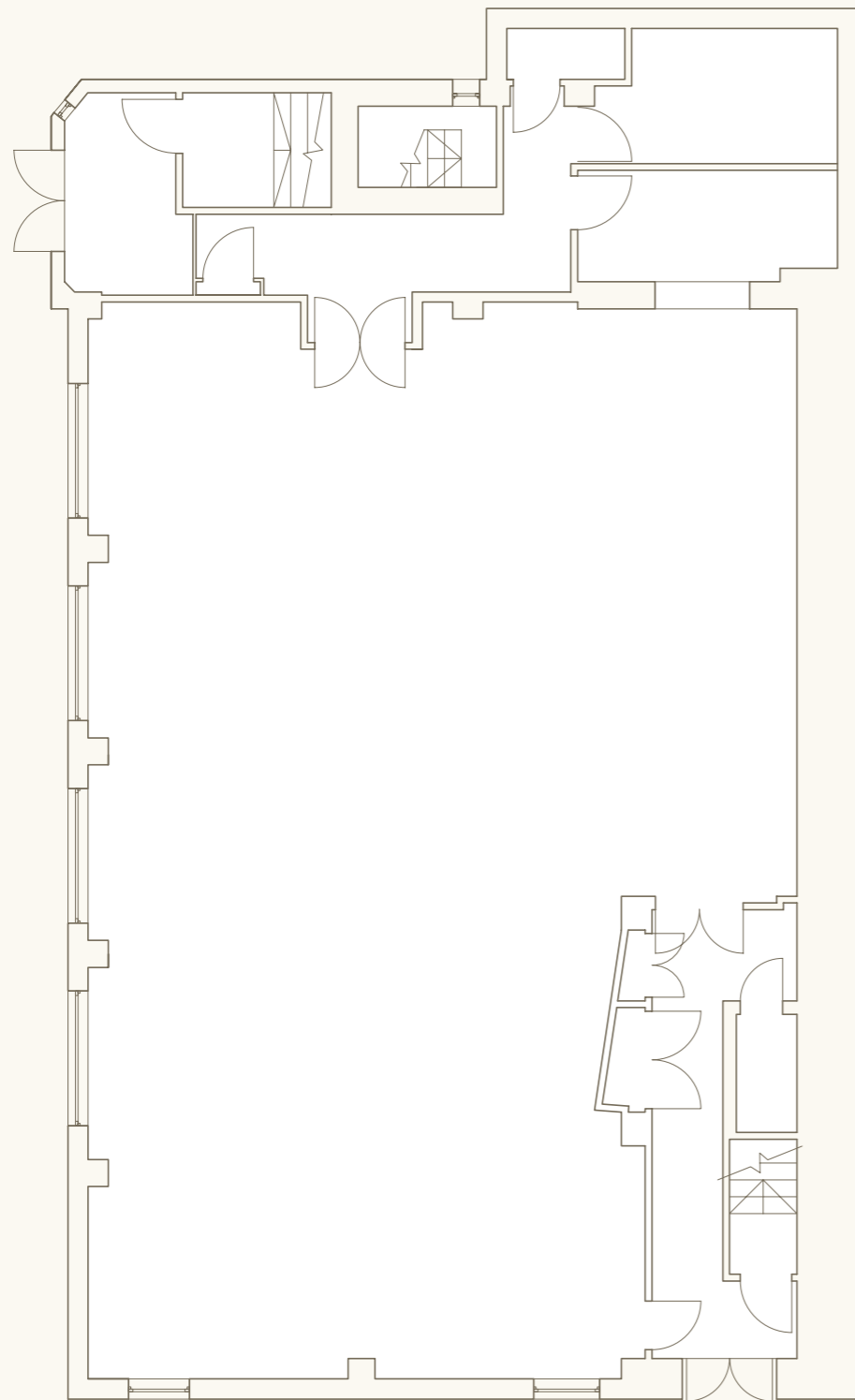
The accommodation is summarised as follows:

FLOOR	NIA (SQ FT)	NIA (SQ M)
Third	1,609	149.48
Second	1,609	149.48
First	1,609	149.48
Ground	1,794	166.71
TOTAL	6,621	615.15



(NOT TO SCALE)

TYPICAL FLOOR PLAN



Terms FURTHER INFORMATION

A new FR&I lease for a term to be agreed.

Guiding Rent	£35.00 psf
Business Rates	approx. £37.50 psf



CONTACT DETAILS

Viewings strictly by appointment through
sole agents Bray Fox Smith.

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