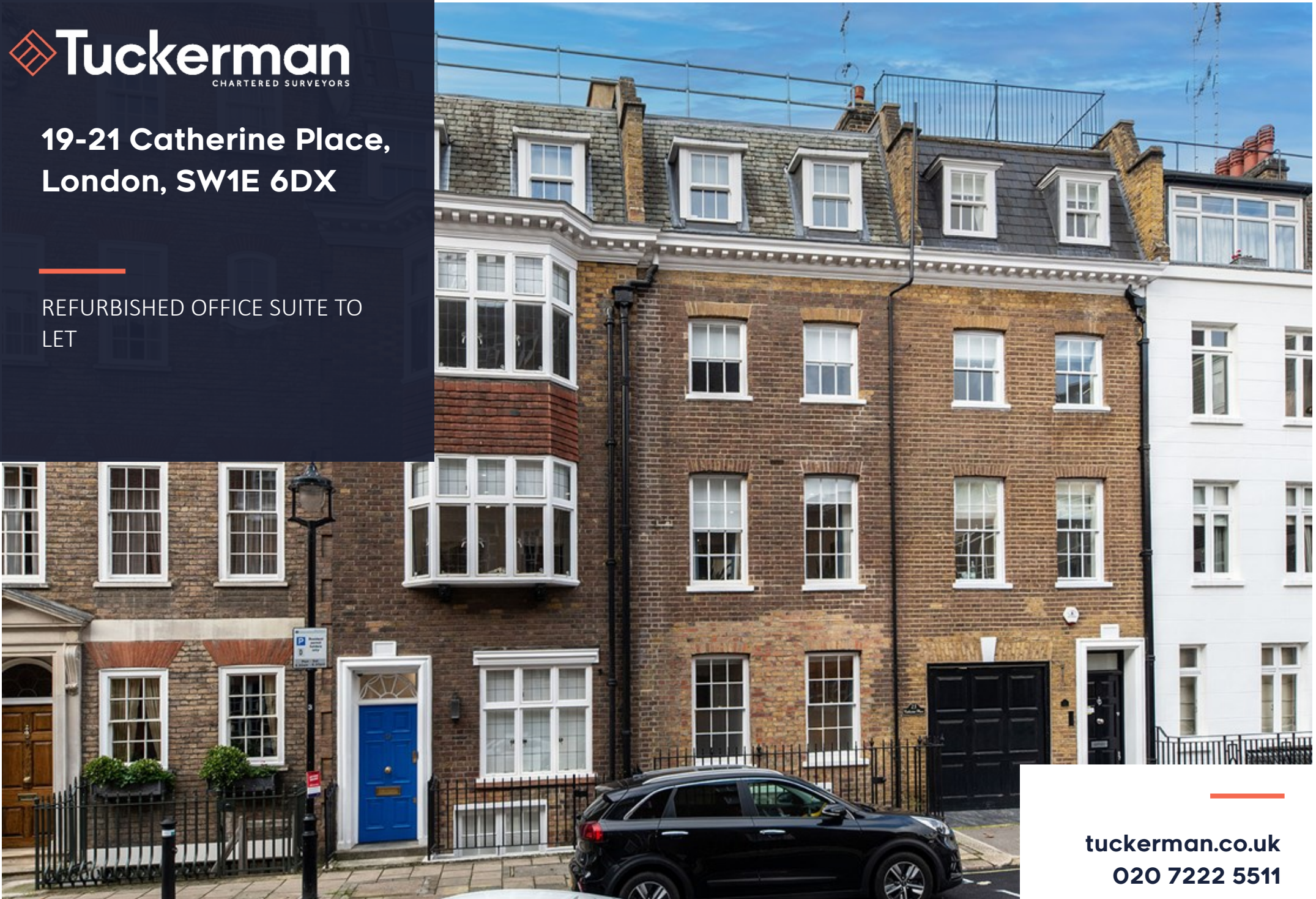


**19-21 Catherine Place,
London, SW1E 6DX**

REFURBISHED OFFICE SUITE TO
LET





Description

This refurbished office suite is situated on the second floor of 19-21 Catherine Place. The accommodation benefits from excellent natural light, air-conditioning and raised flooring, in addition to a demised kitchen and W/C.





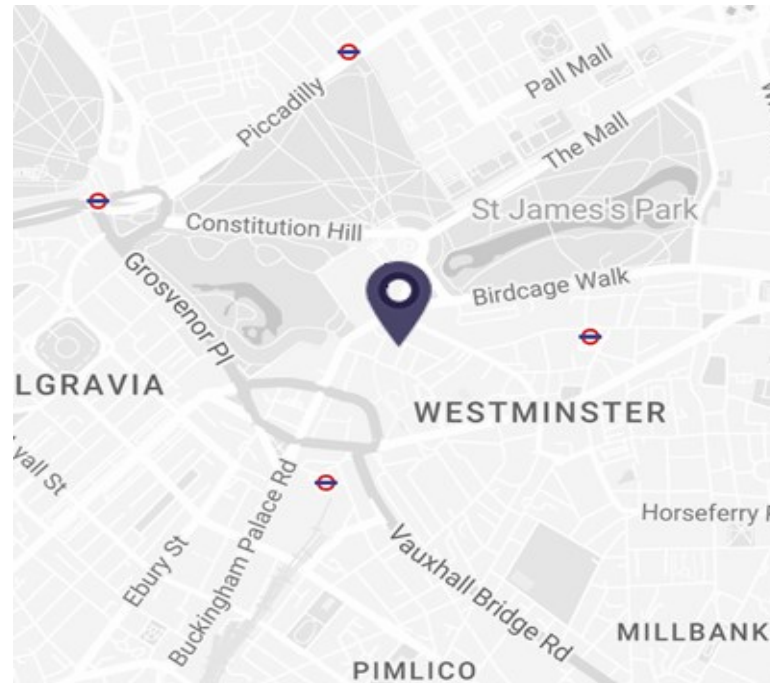


Amenities

- Refurbished offices
- Air-conditioned
- Raised flooring
- Excellent natural light
- Fibre-enabled
- Demised kitchen & W/C
- Fantastic local amenity

Location

The property is situated on the west side of Catherine Place, near Palace Street. Victoria Mainline and Underground (Victoria, District & Circle Lines) and St James's Park Underground (District & Circle Lines) Stations are in close proximity, while there is an abundance of amenities within the local area, including Victoria Street, Cardinal Place and Nova Food Quarter.



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
2nd	620	£57.50	£15.94	£2.52	£47,095.20	£3,924.60	Available
TOTAL	620						

*all figures are approximate and exclusive of VAT

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Lease Information

Available by way of a new lease for a term by arrangement.

Rent

£57.50 per sq ft.

Service Charge

£2.52 per sq ft.

Rates

£15.94 per sq ft.

EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.