



# TO LET

SW1H 0QS

## Serviced Office

### 7 to 112 Desks

Newly created serviced offices with club style aesthetics to communal areas + light flooded offices of varying sizes in an art deco wrap!!

- Various sized serviced offices
- Adjacent to St James's Park station
- Newly refurbished
- Restored parquet flooring, originally from 1938!
- Comfort cooling
- LED lighting
- Flexible desk arrangements
- £750 per person per desk per month

# Alliance House, 12 Caxton Street, London, SW1H 0QS

## Summary

Available Size	7 to 112 Desks
Rent	£650 - £750 per desk
VAT	Applicable
Legal Fees	Each party to bear their own costs. if applicable
EPC Rating	Upon enquiry

## Description

Alliance House, 12 Caxton Street is a charming, red bricked, art deco building arranged over lower ground, ground and 5 upper floors.

The building has been tastefully restored with historic features such as original solid timber parquet flooring being brought back to life.

Various sized suites are available and benefit from excellent natural light.

Communal areas have club like aesthetics in tune with the building's era whilst promoting a positively contemporary feel.

## Location

12 Caxton Street is situated a minute's walk away from St. James's Park underground station (Circle + District Lines) and 5 minutes from The Houses of Parliament.

## Accommodation

Current available accommodation includes:

Name	Size	Total month	Total year
Unit - G04   330 sq. ft.	9 Desks	£5,850	£70,200
Unit - 102   800 sq. ft.	21 Desks	£15,750	£189,000
Unit - 105   595 sq. ft.	16 Desks	£12,000	£144,000
Unit - 106   400 sq. ft.	10 Desks	£7,500	£90,000
Unit - 402   800 sq. ft.	21 Desks	£29,400	£352,800
Unit - 403   250 sq. ft.	7 Desks	£5,600	£67,200
Unit - 402+403   1050 sq. ft.	28 Desks	£22,400	£268,800

## Terms

All suites are available on easy entry and exit licences.

## Inspections

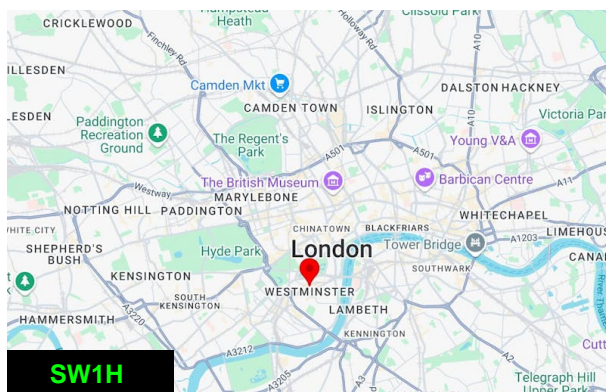
Contact Ashurst Real Estate to organise an inspection.

## Dedicated website

Further information on this property, including photos and floor plans can be found at <https://bit.ly/12CaxtonStreet>

## Ashurst Real Estate

If this property is not what you are looking for, see other available properties at <https://bit.ly/AshurstREproperties>



## Viewing & Further Information

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