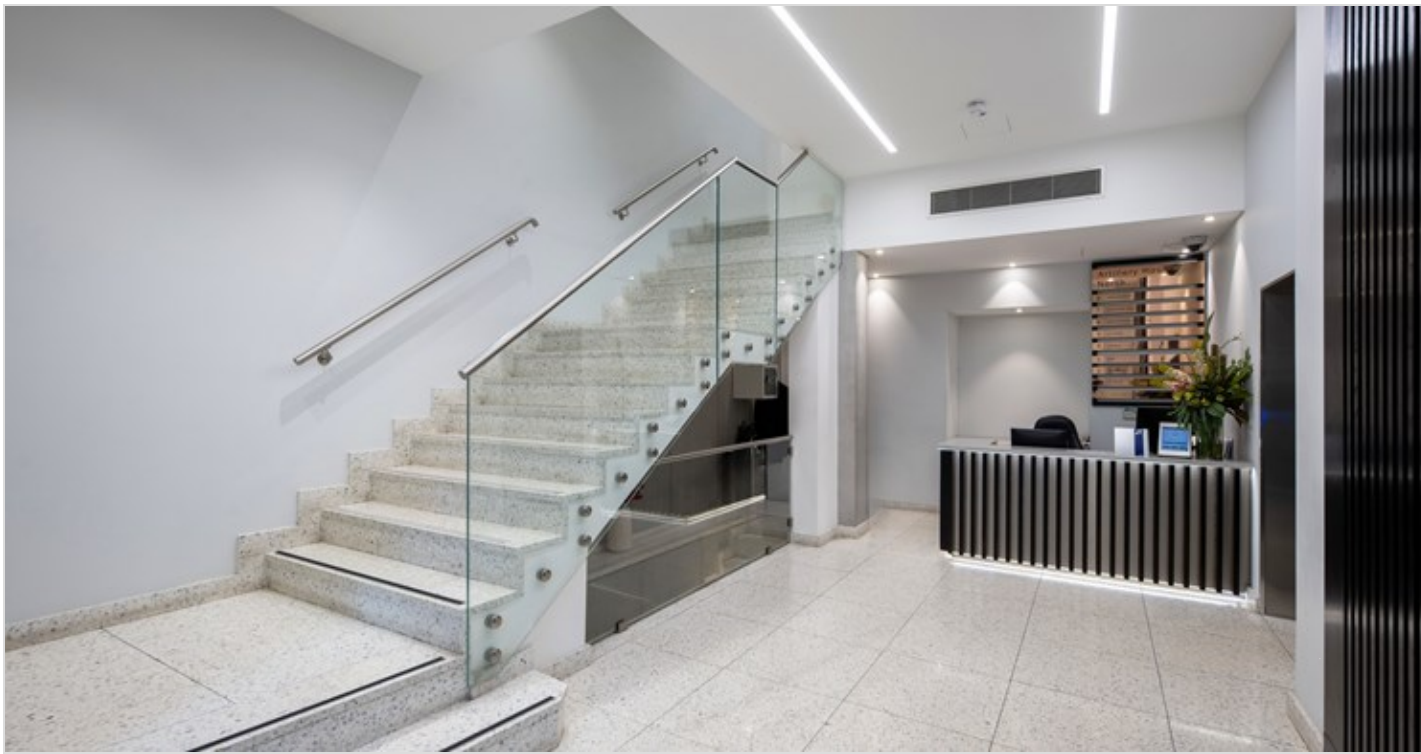


**Artillery House, 11-19
Artillery Row, London,
SW1P 1RT**

FULLY FITTED & FURNISHED, SELF-
CONTAINED OFFICE SUITE TO LET





Description

The available accommodation is arranged over the part 2nd floor, providing fully fitted and furnished office space, including 2 meeting rooms, an executive office and generously sized kitchen and breakout area.







Amenities

- Excellent transport links
- 24/7 access
- Commissionaire
- Shower facilities
- Secure cycle storage
- Passenger lift
- Fully fitted & furnished

Location

Extremely well connected with proximity to both Victoria Train and Coach stations and St James's Park Underground station, Artillery House offers tenants a host of retail, café and restaurant options on its doorstep. Cardinal Place, Orchard Place and Nova provide additional amenities nearby, whilst the greenery of St James's Park is within easy walking distance.



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Part 2nd	3,631	£55.00	£24.32	£9.13	£321,161.95	£26,763.50	Available
TOTAL	3,631						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available by way of sublease for a term until September 2029.

Rent

£55.00 per sq ft.

Service Charge

£9.13 per sq ft.

Rates

£24.32 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.