

CROSSLAND OTTER HUNT

5-8 The Sanctuary,
London,
SW1P 3JS

Iconic Grade II listed building located next door to Westminster Abbey and within close proximity to the Houses of Parliament.

1,012 to 3,262 sq ft (94.02 to
303.05 sq m)



020 7408 1114

www.coh.eu

CROSSLAND OTTER HUNT

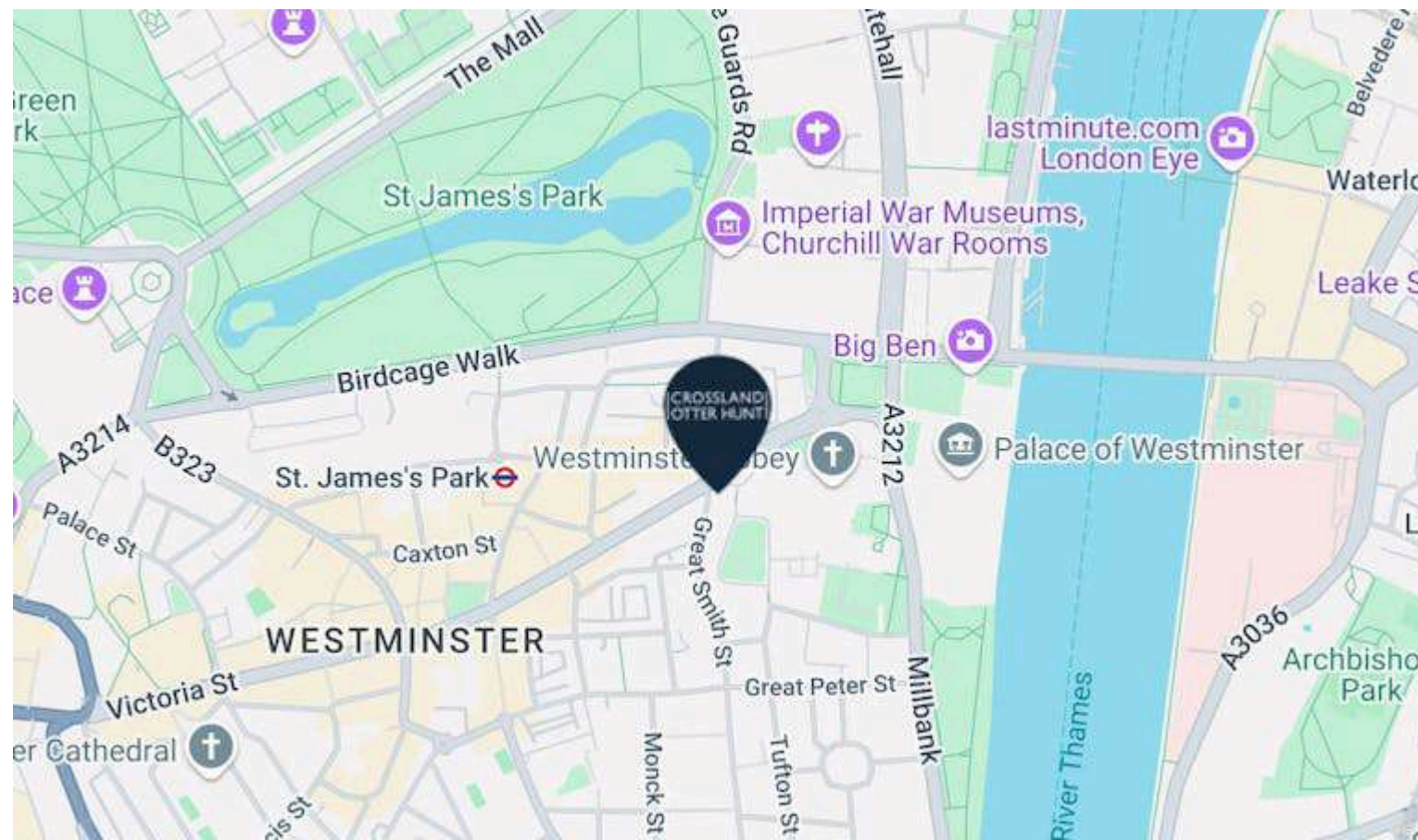
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Nearest Stations



St. James's Park
(0.2 Miles)

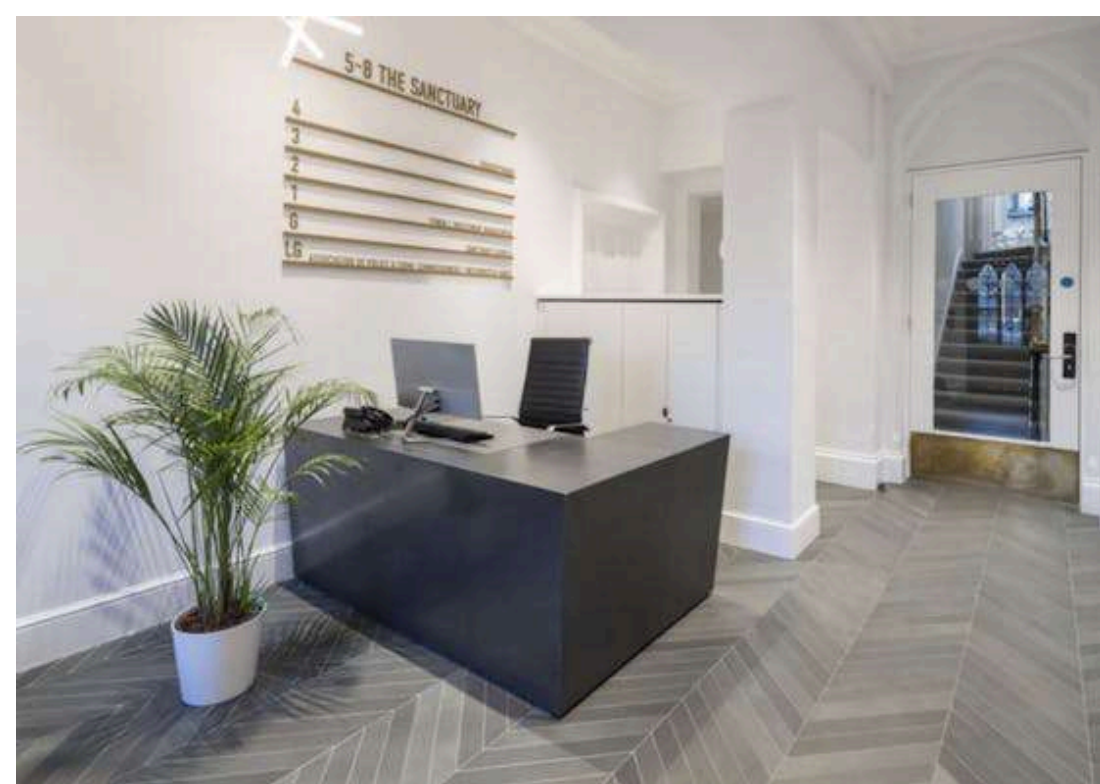


Westminster
(0.2 Miles)



Embankment
(0.6 Miles)

This iconic building is situated on the south side of The Sanctuary, next to the archway into Dean's Yard and adjacent to Westminster Abbey. The property is within a few minutes' walk of Westminster Underground Station (Jubilee, District and Circle lines and St. James's Park Station (District and Circle lines).



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- Located in the heart of Westminster
- Plug & play opportunity
- Refurbished reception
- Striking period features
- Part 4th floor furnished throughout
- Air cooling
- Commissionaire
- EPC - B

5 — 8
The Sanctuary

Accommodation

The accommodation comprises of the following

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL /SQ FT	TOTAL YEAR	AVAILABILITY
4th - Part	1,012	94.02	£69.50	£28.24	£18.58	£116.32	£117,715.84	Available
3rd	2,250	209.03	£69.50	£29.27	£18.50	£117.27	£263,857.50	Available
Total	3,262	303.05	£69.50	£28.76	£18.54	£116.80	£381,573.34	

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CONTACT US



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Viewings

Via COH or joint agents Carter Jonas.

Terms

A new lease is available direct from the landlord.

EPC

Rating B-33.

EPC

B (33)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY