



Albany House, 86 Petty
France, London, SW1H 9EA

OFFICES TO RENT
2,876 - 60,479 SQ FT

tuckerman.co.uk
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Description

Office Floors to Let

The property comprises two principal wings constructed in an 'L' shape, offering units of 2,876 sq ft to 7,196 sq ft per floor, over ground to 11th floors. The specification of the suites varies slightly from unit to unit, although generally each floor is a mix of open plan and cellular space and has perimeter trunking, perimeter air conditioning units, recessed lighting and mixture of single and double glazed windows. The upper floors have superb views and there is excellent natural light to all units. On site car parking is available by separate arrangement.

Offers are invited for other uses subject to planning.





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Amenities

Three compartmental perimeter trunking

LG7 recessed lighting

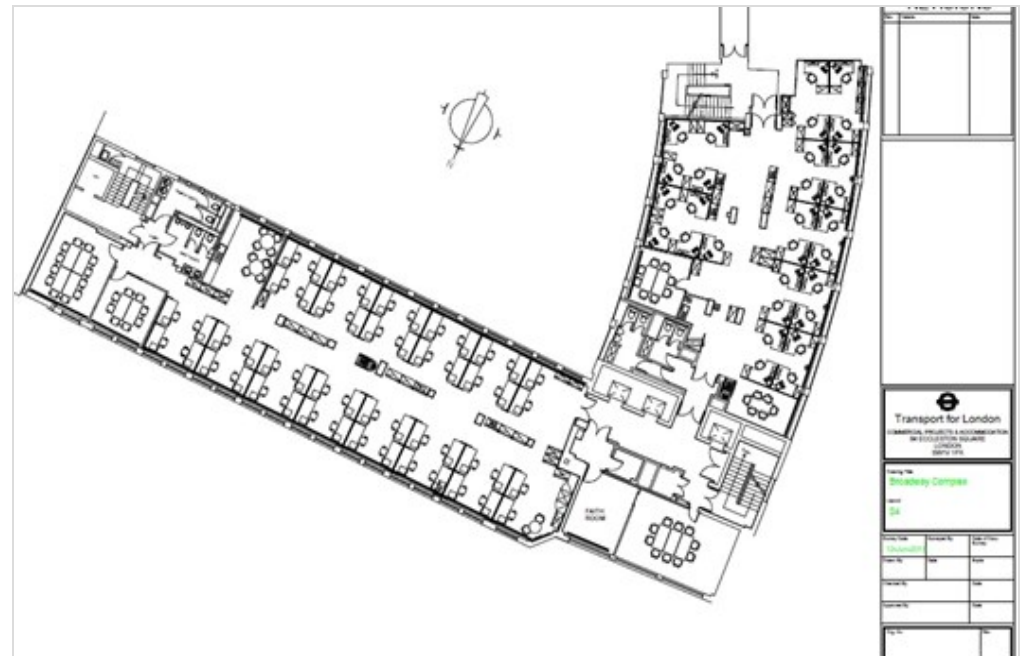
Three passenger lifts

Car parking (by separate arrangement) & Cycle Racks

Perimeter four pipe fan coil air-conditioning

Manned reception area

Mix of mineral fibre suspended and plaster ceilings



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
11th	2,876	£55.00	TBC	TBC	POA	POA	Available
10th	3,496	£55.00	TBC	TBC	POA	POA	Available
9th	3,563	£55.00	TBC	TBC	POA	POA	Available
8th	3,521	£55.00	TBC	TBC	POA	POA	Available
7th	3,529	£55.00	TBC	TBC	POA	POA	Available
6th	3,224	£55.00	TBC	TBC	POA	POA	Available
5th	4,958	£55.00	TBC	TBC	POA	POA	Available
4th	6,974	£55.00	TBC	TBC	POA	POA	Available
3rd	7,016	£55.00	TBC	TBC	POA	POA	Available
2nd	7,053	£55.00	TBC	TBC	POA	POA	Available
1st	7,196	£45.00	TBC	TBC	POA	POA	Available
Ground	7,073	£45.00	TBC	TBC	POA	POA	Available
TOTAL	60,479						

*all figures are approximate and exclusive of VAT



Location

The property is situated on the south side of Petty France at its junction with Palmer Street and immediately adjacent to St. James's Park Underground Station (District & Circle lines) and within ten minutes of Victoria Mainline and Underground Stations (Victoria, District & Circle lines). Excellent shopping and restaurant facilities are provided in the immediate vicinity, including the Michelin star Quilon restaurant on Buckingham Gate. The new Restaurant Quarter at Nova, with 16 new restaurants and bars is a few minutes' walk to the West.

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Further Information

Lease Information

Available by way of a new lease(s) for a term by arrangement.

Rent

£55 psf

Service Charge

Est £15 psf

Rates

Est. £17.00 psf.

EPC

Available upon request.

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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.