



Heron House, 10 Dean
Farrar, London, SW1H 0DX

OFFICE TO RENT
3,487 SQ FT

tuckerman.co.uk
020 7222 5511



Amenities

Fully refurbished ground floor
reception hall

Raised floors

24 hour access

Commissionaire

VRF air conditioning

Two 10-person passenger lifts

Basement showers & bike racks

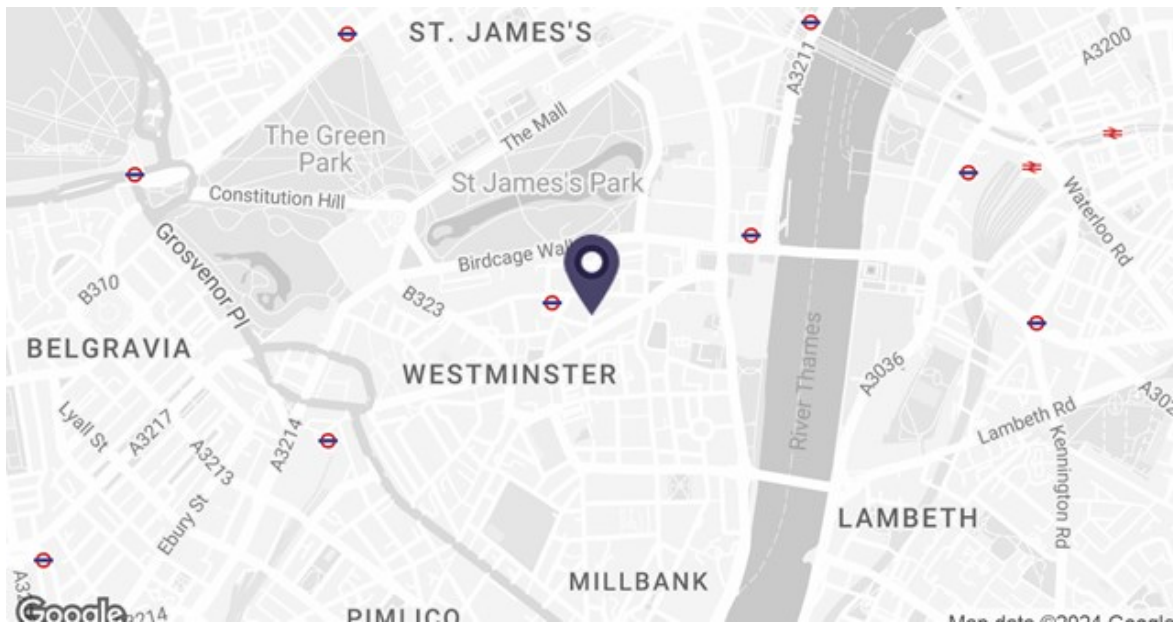
Underground car parking



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
5th	3,487	£65.00	£29.38	£16.29	£385,906.29	£32,158.86	Available
TOTAL	3,487						

*all figures are approximate and exclusive of VAT



Description

Newly Refurbished 5th Floor Grade A Offices

The fifth floor has been substantially refurbished and provides CAT B, fully fitted and furnished office accommodation. The space is fibre ready via Fusion - prices and further details available upon request.

The property is located on the east side of Dean Farrar Street, between Victoria Street and Tothill Street, just south of St James's Park. Transport facilities are excellent with St James's Park (District and Circle lines), Westminster (Jubilee, District and Circle lines) and Victoria (Overground, Victoria, District and Circle lines) stations and the numerous bus routes that pass along Victoria Street, all within a short walking distance.

In addition, the area is well served by the extensive retail and leisure facilities provided by Victoria Street.

Heron House, 10 Dean Farrar,
London, SW1H ODX

Further Information

Lease Information

New lease for a term by arrangement.

Rent

£65 per sq ft.

Service Charge

£16.29 per sq ft.

Rates

£29.38 per sq ft.

EPC

The premises has an EPC rating of 'B (50)'.

Guy Bowring

Jade Henson-Amphlett

Tuckerman

Tuckerman

07831 185728

07921 452727

gbowring@tuckerman.co.uk

jhensona@tuckerman.co.uk

Jamie Christian

Jo Gospage

Tuckerman

Kinney Green

07561 852 667

020 7643 1506

jchristian@tuckerman.co.uk

j.gospage@kinneygreen.com

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.