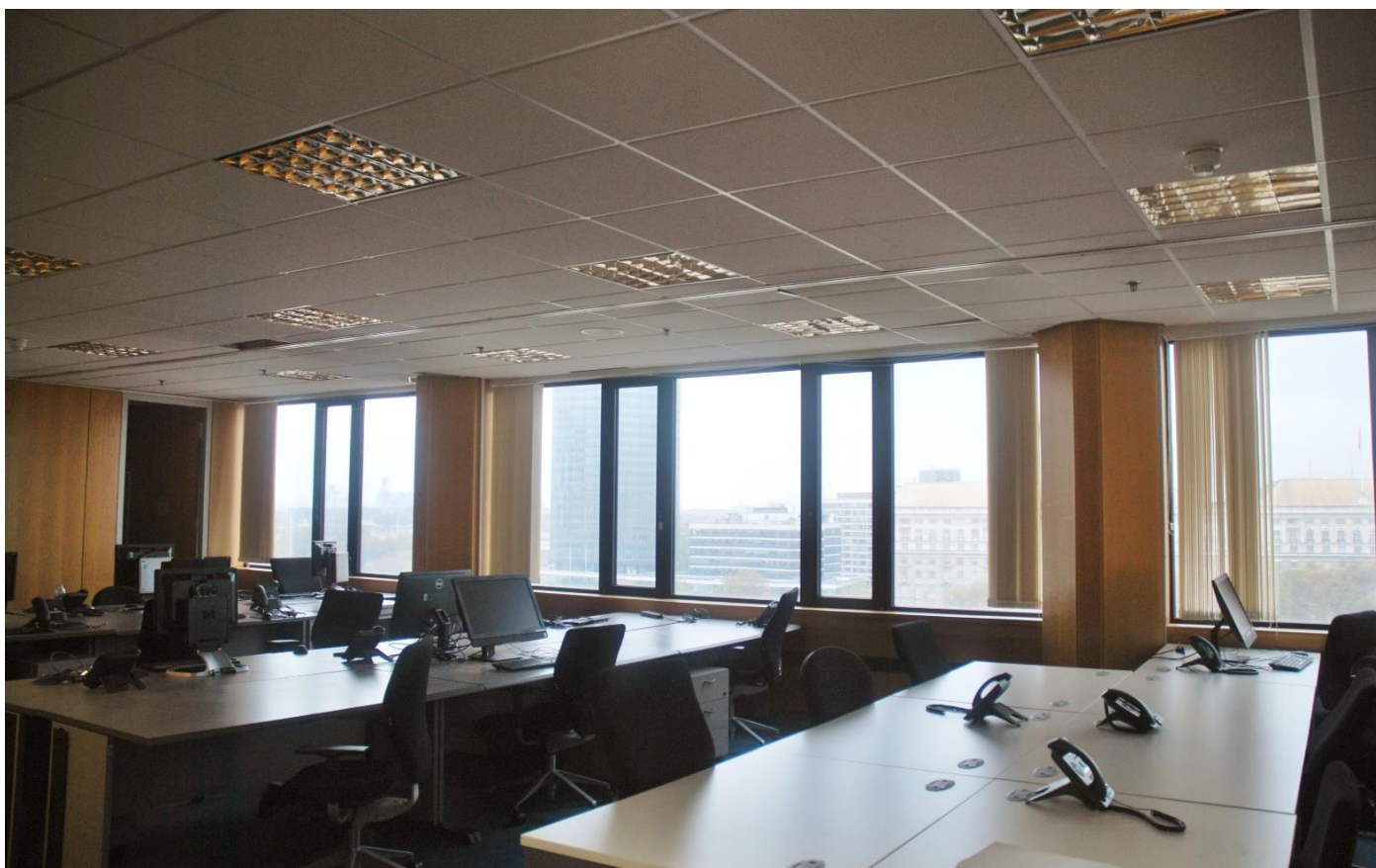


OFFICE TO LET | 1,150 sq ft



Location

This prominent building is located on the south side of Albert Embankment and at the junction with Lambeth Bridge. It is well served by public transport with Lambeth North (Bakerloo), Vauxhall (Victoria and Mainline), Westminster (Circle & District and Jubilee) and St James's Park (Circle & District) underground and mainline stations each being within walking distance.


Floor Areas

Floor	sq ft	sq m
Part 9th Floor	1,150	106.8
TOTAL (approx.)	1,150	106.8
*Measurement in terms of NIA		

Description

The available part 9th floor provides fitted office accommodation with views over the River Thames and the Houses of Parliament.

Paul Dart, Partner

 020 7025 1392

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2017

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

Westminster Tower, 3 Albert Embankment Lambeth, London, SE1 7SP



OFFICE TO LET | 1,150 sq ft



Terms

Tenure:	Leasehold
Lease:	A new sublease for a term until September 2020 subject to a mutual rolling break from February 2019
Rent:	£45.00 psf pax
Rates:	Estimated at £17.10 psf pa (2017/18)
Service Charge:	Approximately £11.55 psf pax

Amenities

- Views over the Thames and Houses of Parliament
- Two meeting rooms/offices
- Shared kitchenette
- Fully fitted with furniture available
- Commissionaire
- Air conditioning
- Underfloor trunking

Paul Dart, Partner

📞 020 7025 1394
✉️ pdart@monmouthdean.com

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Subject to Contract August 2017