

UNDERGOING REFURBISHMENT, ESTIMATED COMPLETION Q2 2025 | 1,758 – 25,983 sq ft



## Location

The building is located on the south side of Trafalgar Square, to the north of Northumberland Avenue.

The surrounding area is vibrant and well served by public transport. It is a brief walk from Charing Cross station and Embankment (Circle, District, Northern and Bakerloo lines), Piccadilly Circus (Piccadilly & Bakerloo lines) or Leicester Square (Piccadilly and Northern and lines) underground stations.

## Description

1 Northumberland Avenue is an attractive self-contained building and is currently the subject of a comprehensive renovation / recreation that will provide high quality contemporary Grade A office space, designed for the modern occupier.


Pre lets are being sought. Estimated completion Q2 2025.

## Floor Areas

Floor	sq ft	sq m
6 <sup>th</sup> Floor	1,758	163
5 <sup>th</sup> Floor	4,553	423
4 <sup>th</sup> Floor	4,692	436
3 <sup>rd</sup> Floor	4,692	436
2 <sup>nd</sup> Floor	4,721	439
1 <sup>st</sup> Floor	5,567	517
<b>TOTAL (approx.)</b>	<b>25,983</b>	<b>2,414</b>

\*Measurement in terms of \*NIA

Ray Walker, Partner

 07747 777 144

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](http://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.

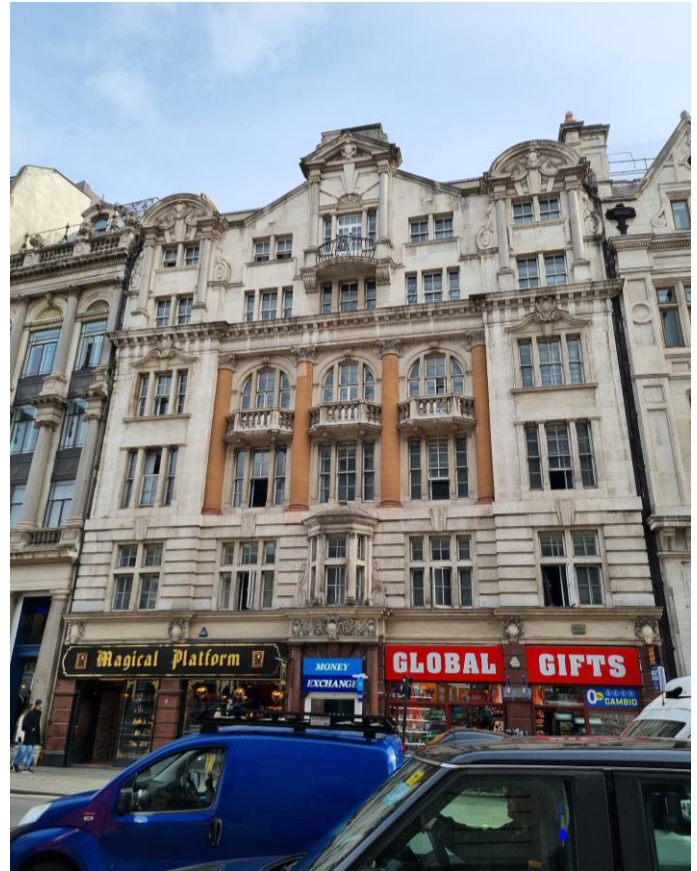
Subject to Contract December 2023

# 1 Northumberland Avenue

St James's, London, SW1A 2DR



OFFICE TO LET | 1,758 – 25,983 sq ft



## Terms

Tenure:	Leasehold
Lease:	New FR&I lease, direct from the Freeholder, for a term by arrangement.
Rent:	TBC
Rates:	TBC
Service Charge:	TBC

## Amenities

- Excellent location
- Undergoing comprehensive refurbishment – estimated completion Q4 2025.
- Prelets are being sought
- Self-contained

**Planning use** – the premises currently benefit from office use (E), but the lessor would consider alternative uses (leisure / educational / community uses), subject to the relevant planning approvals.

Ray Walker, Partner

📞 07747 777 144

✉️ [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

Applicants are advised to make their own enquiries in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract December 2023

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT