

## 1 Vincent Square

### London SW1



1,877 sq. ft/ 4,575 sq. ft Fitted Office

#### LOCATION:

1 Vincent Square is situated on the east side of the square at the junction with Fynes Street midway between St James's Park Underground Station and Pimlico Underground Station (District, Circle and Victoria Lines). Victoria Station is also within easy walking distance.

020 7522 8500

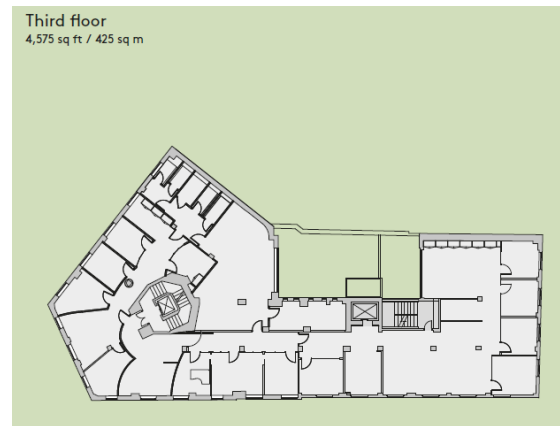
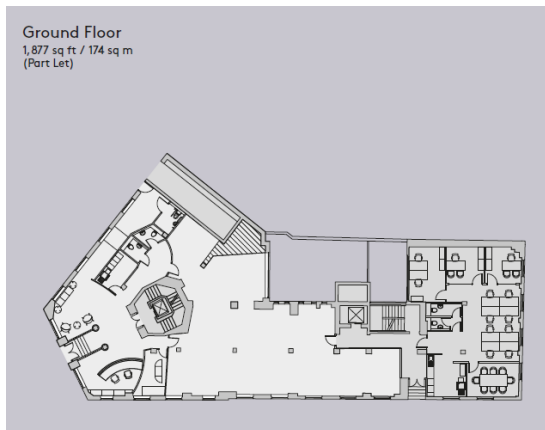
## AMENITIES:

- Raised Floors
- Air Conditioning
- Manned Reception
- Bicycle Storage
- LG7 compatible Lighting
- Fully fitted accommodation
- Showers
- 2 Passenger lifts
- Car parking – by separate arrangement

**ACCOMMODATION:** Three floors have now been successfully let leaving the entire third floor and the Fyne Street Suite on the ground floor.

The following approximate net internal floor areas:-

| Floor              | Description | Sq Ft | Sq M   | Availability |
|--------------------|-------------|-------|--------|--------------|
| Third Floor        | Offices     | 4,575 | 425.03 | Available    |
| Fyne Street Suites | Offices     | 1,877 | 174.38 | Available    |



The Fyne Street Suite benefits from its own entrance hall direct from the street providing an attractive self-contained unit which is fitted out and ready for immediate occupation.

**LEASE:** New flexible leases are available direct from the freeholders.

**RENT:** Upon Application.

**RATES:** To be confirmed

**SERVICE CHARGE:** The service charge is currently running at £8.58 per sq ft per annum.

**EPC:** EPC Rating C67.

**VIEWINGS:** Strictly by appointment through Joint Agents **MELLERSH & HARDING** or **SAVILLS**

Jonathan Stern  
020 7522 8517

[jstern@mellersh.co.uk](mailto:jstern@mellersh.co.uk)

Sammy Conway  
020 7522 8524

[sconway@mellersh.co.uk](mailto:sconway@mellersh.co.uk)

Freddy Corlett  
020 7409 8764

Hannah Buxton  
020 7075 2858