

*****LAST REMAINING FLOORS*****

1 CATHERINE PLACE, LONDON, SW1

SELF-CONTAINED AIR CONDITIONED OFFICES



1,494 sq ft (138.79 sq m) - TO BE LET

020 7522 8500

Location: 1 Catherine Place is situated at the junction with Catherine Place and Palace Street, directly opposite Cardinal Place. It is within a few minutes' walk of the transport interchange at Victoria and is conveniently located for the restaurant, coffee houses and shopping facilities of Victoria Street and Cardinal Place.

Accommodation: The upper floors are now fully let, leaving the only available space on the ground and lower ground floor, having the following net internal floor areas:-

Floor	Area
Ground	370 sq ft
Lower Ground	1,124 sq ft
Total	1,494 sq ft

Amenities:

- Passenger lift
- Air-conditioning
- Manned reception
- Kitchenette Facilities
- 24 hour access
- Stripped wooden floors

Lease: New subleases until March 2017.

Rent: Ground and lower-ground floors - £45,000 per annum exclusive (£30.12 per sq ft)

Rates: The ground floor and lower ground floors are assessed as part of a larger hereditament, but the rates payable for 2014/ 2015 are estimated at £15.16 per sq ft.

Service Charge: TBC

Possession: Immediate upon completion of legal formalities.

EPC: D - 92

Viewing: Strictly by appointment with sole agent **Mellersh & Harding**

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