

**\*\*\*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
<b>Total</b>	<b>1,494 sq ft</b>

**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**

**Jonathan Stern**

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