

*Preliminary Details*

35 Catherine Place  
London SW1



Attractive Self-Contained Office Building  
4,448 sq ft (413.23 sq m)

Location

35 Catherine Place provides an attractive building situated in a courtyard environment in the corner of Catherine Place, close to Palace Street. The developments at Cardinal Place and Nova are both closeby, providing a wide range of restaurant and retail options. Victoria Station (Mainline, Victoria, District and Circle lines and The Gatwick Express) is within a few minutes walk of the building.

020 7522 8500

## Accommodation

The building is arranged on lower-ground, ground and three upper floors, with each floor being arranged primarily in open-plan accommodation, having the following approximate net internal floor areas (to be confirmed on site):

Floor	Sq Ft
3 <sup>rd</sup>	669
2 <sup>nd</sup>	680
1 <sup>st</sup>	804
Gr	1,260
LG	1,035
<b>Total</b>	<b>4,448</b>

## Amenities

- Recently redecorated
  - Comfort cooled
  - Cable managed
- Large kitchen facility
  - Showers
- Two car parking spaces

## Lease

Our clients hold the property on a lease expiring in **July 2025**, which is subject to a rent review in July 2020 and a mutual option to break in **July 2022**.

## Rent

£181,623 per annum exclusive (**£40.83 per sq ft**), plus £3,000 per annum for the two car parking spaces.

The tenant will benefit from an additional rent free period from 01/07/2019 of two months and a further three months if the break is not exercised in July 2022.

## Consideration

Our clients are looking to assign their lease and are inviting offers for the benefit of their lease, fixtures and fittings.

## Business Rates

The Rates currently payable on the building equate to £18.25 per sq ft approx. overall.

## EPC

D-91

## Viewings

Strictly by appointment with the joint sole letting agent **MELLERSH & HARDING LLP** and **TUCKERMAN**

Jonathan Stern  
020 7522 8517

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

George Reynolds  
020 7522 8524

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

Harry Cormack  
020 3328 5389

[hcormack@tuckerman.co.uk](mailto:hcormack@tuckerman.co.uk)