

QUADRANT HOUSE
55 – 58 PALL MALL
LONDON SW1



REFURBISHED OFFICE FLOORS

2,537 SQ FT (235.69 SQ M) – 8,544 SQ FT (793.76 SQ M)

020 7522 8500

LOCATION: Quadrant House is situated on the north side of Pall Mall, close to the junction with Crown Passage and opposite Marlborough Gate. Green Park underground station (Victoria, Jubilee and Piccadilly lines) is close by and the area is well served by many of the well-known clubs, restaurants and hotels, together with the extremely convenient sandwich bars in Crown Passage.

DESCRIPTION: The offices will be approached through a newly refurbished commissionaire controlled reception area with the offices themselves having recently been substantially upgraded. The available accommodation is arranged on the 3rd to 6th floors inclusive, having the following approximate net internal floor areas:

Floor	Description	Sq Ft	Sq M	Availability
Sixth	Offices	518	48.12	Available
Fifth	Offices	2,334	216.84	Let
Fourth	Offices	2,537	235.70	Available
Third	Offices	5,489	509.95	Available
Total	Offices	8,544	793.76	

These floors will be available either together or separately.

SPECIFICATION:

- Newly refurbished entrance hall
- Air conditioning
- Commissionaire
- Two automatic passenger lifts
- Raised floors
- Kitchen facilities on all floors

TERM: New sub-leases are available for terms to expire in December 2019.

RENT: £69.50 per sq ft per annum exclusive of all outgoings and VAT.

SERVICE CHARGE: Estimated at approximately £12.00 per sq ft per annum exclusive.

BUSINESS RATES: The floors are currently rated as part of a larger assessment. The sum payable equates to approximately £26.80 per sq ft for the current rating year.

VAT: The building is **not** elected for VAT purposes.

EPC RATING: TBC

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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