

# 35

Catherine Place

LONDON SW1



To Let / For Sale

Self Contained Office Building

4,448 sq ft

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# 35

## Catherine Place

35 Catherine Place is a great self-contained office space right in the heart of London.

Close to Palace Street, 35 Catherine Place provides an attractive building situated in a courtyard environment.

The building is arranged on lower-ground, ground and three upper floors, with each floor providing primarily open plan accommodation.

### Amenities

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

### Accommodation

Floor	Sq Ft	Sq M
3rd	669	62
2nd	680	63
1st	804	75
G	1,260	117
LG	1,035	96
<b>Total</b>	<b>4,448</b>	<b>413</b>

### Terms

Our clients are assigning a lease expiring in July 2025 at a passing rent of £181,623 per annum exclusive (£40.83 per sqft) plus £3,000 per annum for 2 car spaces.

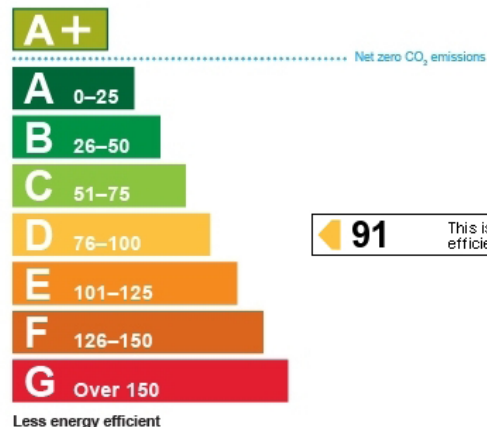
The lease is subject to a rent review in July 2020 and a break option in July 2022. The lease is subject to an additional rent free of 2 months from 01/07/2019 and 3 months from 01/07/2022.

The freeholder may consider selling the premises. Terms upon application.



#### Energy Performance Asset Rating

More energy efficient



91 This is how energy efficient the building is.

Less energy efficient



## Location

The developments at Cardinal Place and Nova are both close by, 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.



## Connectivity

Victoria		5 mins
St James's Park		10 mins
Hyde Park Corner		15 mins
Green Park		15 mins
Westminster		19 mins

Walking times source: TFL

## Viewings

Strictly by appointment with the joint sole letting agents.

## Contact



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