

34 SMITH SQUARE, LONDON SW1P 3HL

TUCKERMAN

CHARTERED SURVEYORS

OFFICE TO RENT | 920 - 3,839 SQ FT | £53.50 PSF - £59.50 PSF



VICTORIA'S EXPERT PROPERTY ADVISORS

TUCKERMAN.CO.UK



TUCKERMAN

1 CASTLE LANE, VICTORIA,
LONDON SW1E 6DR

T (0) 20 7222 5511

OFFICE TO LET



i DESCRIPTION

The premises are situated western side of Smith Square, on the corner of Dean Trench Street. The offices are well located being an 8 minute walk to both Westminster Underground (District, Circle and Jubilee Lines), Pimlico (Victoria Line) and St James Underground (circle & District lines). In addition, there are a number of local bus routes running along Horseferry Road with routes throughout Central London.

The ground floor has been recently redecorated to provide client meeting rooms and board rooms with some open plan office space, the LG floor has additional office accommodation and break out space, including a private kitchen. The 2nd floor is made up of two open plan offices areas, with two large meeting rooms. The floors have fantastic natural light, with period features and good floor to ceiling heights.

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	Rent (PSF)	AVAILABILITY
Second	1,543	£59.50	Available
Ground	1,376	£53.50	Available
Lower Ground	920	£53.50	Available
TOTAL	3,839		

☎ GET IN TOUCH

HARRIET DE FREITAS	WILLIAM DICKSON	GUY BOWRING
Tuckerman 020 3328 5380 hdefreitas@tuckerman.co.uk	Tuckerman 020 3328 5374 wdickson@tuckerman.co.uk	Tuckerman 020 3328 5373 gbowring@tuckerman.co.uk

★ AMENITIES

- Smith Square Location
- Period Features
- LED Lighting
- Raised Floors
- Good natural Light
- Impressive Floor to Ceiling Height
- Kitchenette
- Meeting Rooms
- WCs

✍ TERMS

RENT	RATES	S/C
£53.50 psf - £59.50 psf	£17.20 psf	£8.61 psf
The floors are available on subleases to April 2022, or by way of a new lease directly from the Landlord.		

EPC
Available upon request.

LINKS
Website