

## Kinnaird House Pall Mall East, London SW1

Availability ranging from:  
3,198 to 24,614 sq ft



- 3 lifts
- Cat A refurbished floors
- Excellent natural light
- Full access raised floors
- Refurbished WCs
- 5 showers
- Secure cycle storage
- 50 lockers

## Kinnaird House, SW1

### Location

Kinnaird House occupies a prominent position on the east side of the intersection of Pall Mall and Haymarket, in close proximity to both Trafalgar and St James's Squares. The property is situated near to other globally recognised landmarks such as St James's Palace and three of London's Royal Parks: Hyde Park, Green Park and St James's Park, which are all within walking distance of the property.

### Description

High quality office suites on the Ground, Part 1st, 3rd and 6th floors available in a CAT A or high quality, fully fitted condition. An impressive double height reception area has been recently refurbished.



For further information or to arrange a viewing please contact the sole agents:

**Crossland Otter Hunt**  
Richard Lockhart | [richard@coh.eu](mailto:richard@coh.eu)  
Charlotte Steele | [charlotte@coh.eu](mailto:charlotte@coh.eu)

**JLL**

Michael Oliver | [Michael.oliver@eu.jll.com](mailto:Michael.oliver@eu.jll.com)

03/22

Floor / Unit	Area / sq ft	Specification	Quoting Rent psf
6th	7,435	Cat A	<b>UNDER OFFER</b>
3rd	9,736	Fully Fitted	<b>UNDER OFFER</b>
1st	4,131	Cat A	<b>UNDER OFFER</b>
Grd East	3,198	Fully Fitted	<b>LET</b>
Grd West	3,312	Fully Fitted	<b>UNDER OFFER</b>
<b>TOTAL</b>	<b>27,812</b>		

### Lease

A new effective FRI lease is available for a term to be agreed.

### Rates

Floor/ Unit	Rates
6th	£26.03
3rd	£27.80
1st	£29.45
Grd West	£25.02

Interested parties are advised to make their own enquiries with the appropriate council.

### Service Charge

£20.24 per sq ft.

### Energy Performance

TBC.

**020 7408 1114 [www.coh.eu](http://www.coh.eu)**

Disclaimer: Crossland Otter Hunt. These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.