

55A Catherine Place,  
London, SW1E 6DY

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OFFICE TO RENT  
1,022 SQ FT





## Description

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The available first floor office provides an open plan office space and one meeting room.

The premises benefits from air conditioning, good natural light and perimeter trunking. The building has a passenger lift, which provides convenient access to the communal kitchen on the lower ground floor.

There are WCs throughout the building and tenant's benefit from access to the communal roof terrace, with stunning views across London.





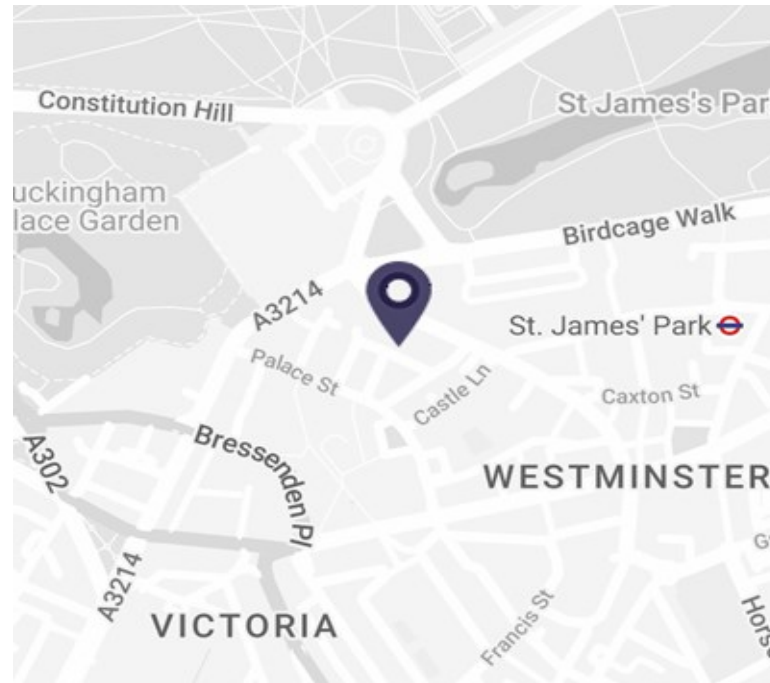


## Amenities

- Air Conditioning
- Perimeter trunking
- Passenger lift
- Shower facilities
- Communal roof terrace
- Shared kitchen facilities

## Location

The property is situated on the northeast side of Catherine Place, near Buckingham Place. Victoria Mainline and Underground (Victoria, District & Circle Lines) and St James's Park Underground (District & Circle Lines) Stations are in close proximity. There is an abundance of amenities within the local area, including Victoria Street, Cardinal Place, Nova Food Quarter and the Buckingham Gate areas.



## Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
First	1,022	£36.69	TBC	TBC	POA	POA	Available
<b>TOTAL</b>	<b>1,022</b>						

\*all figures are approximate and exclusive of VAT

### Contacts

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### Lease Information

Available by way of a new lease for a term by arrangement.

### Rent

£36.69 per sq ft.

### Service Charge

To be confirmed.

### Rates

To be confirmed.

### EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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