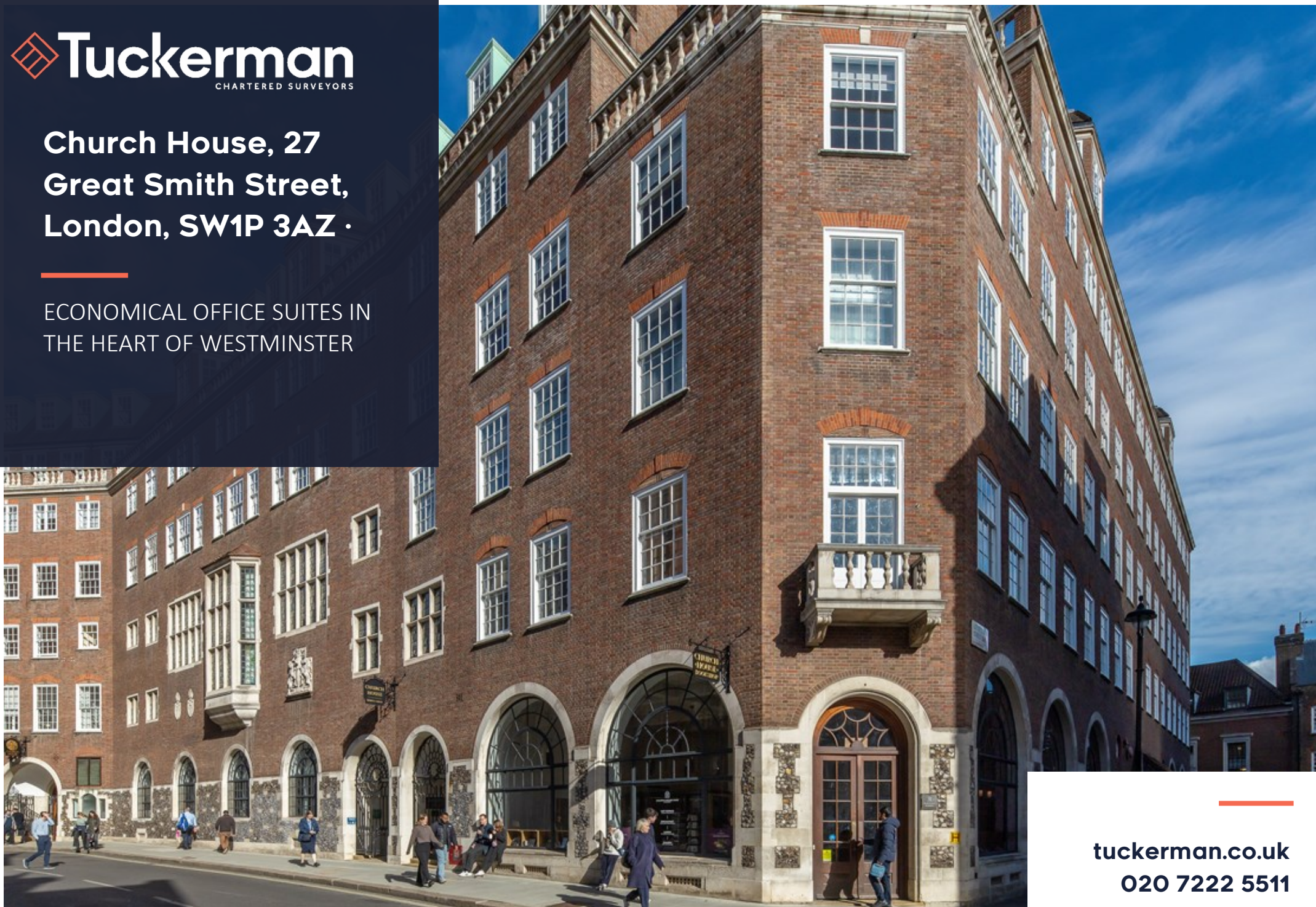


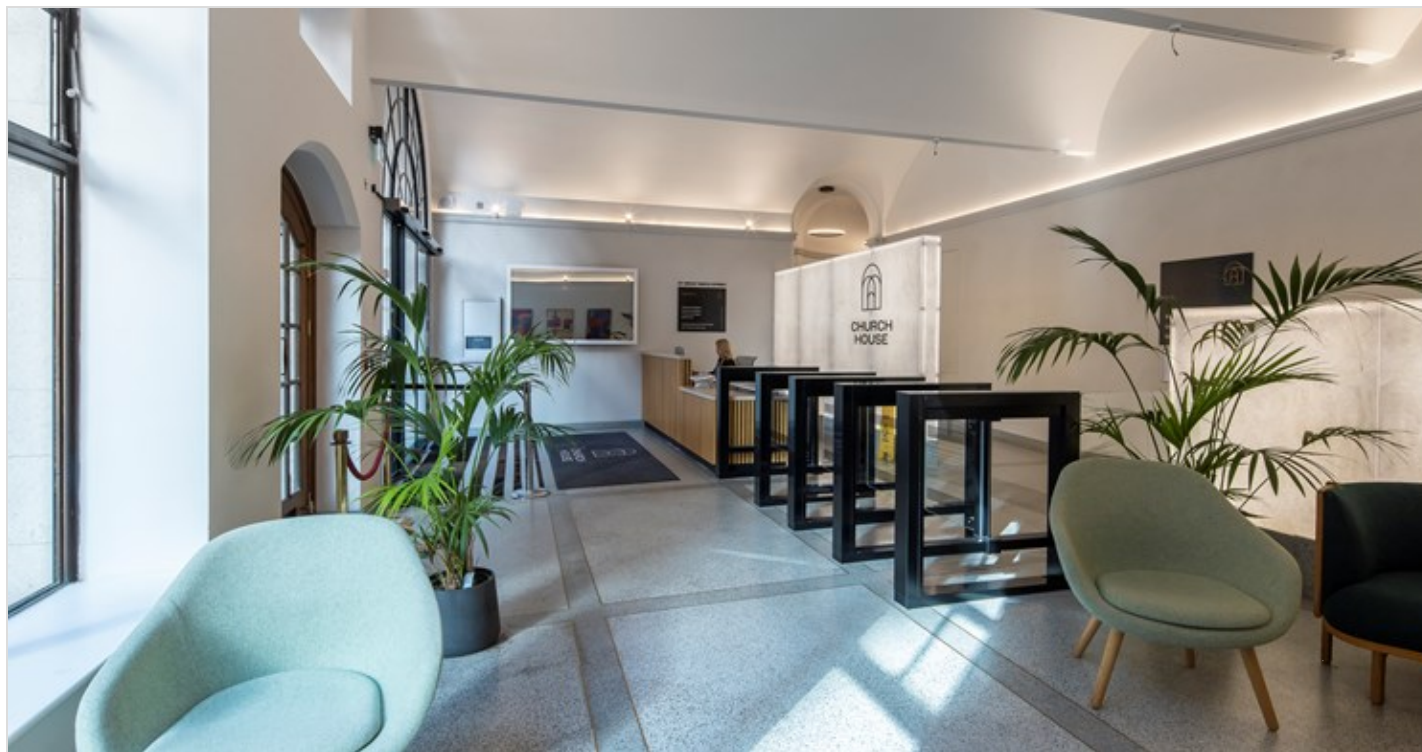


**Church House, 27
Great Smith Street,
London, SW1P 3AZ ·**

ECONOMICAL OFFICE SUITES IN
THE HEART OF WESTMINSTER



tuckerman.co.uk
020 7222 5511



Description

Discover a historic, Grade II-listed building, thoughtfully reimagined to provide the warmest of welcomes and artfully refurbished, contemporary workspace.

Located in the UK's political district, just a stroll from the Houses of Parliament, Church House is made for seriously good businesses to do their best work. Here, sustainable modern design seamlessly blends with heritage to create workspace with personality. Everything is set up for your success, from the two stunning reception areas welcoming you and your guests to the brand new café and lounge area and, of course, the refurbished office floors.

The design enriches the well-being of everyone with abundant natural light and outstanding comfort levels. Natural materials, planting and soft colours feature throughout, creating a calming environment where people can do their best work.

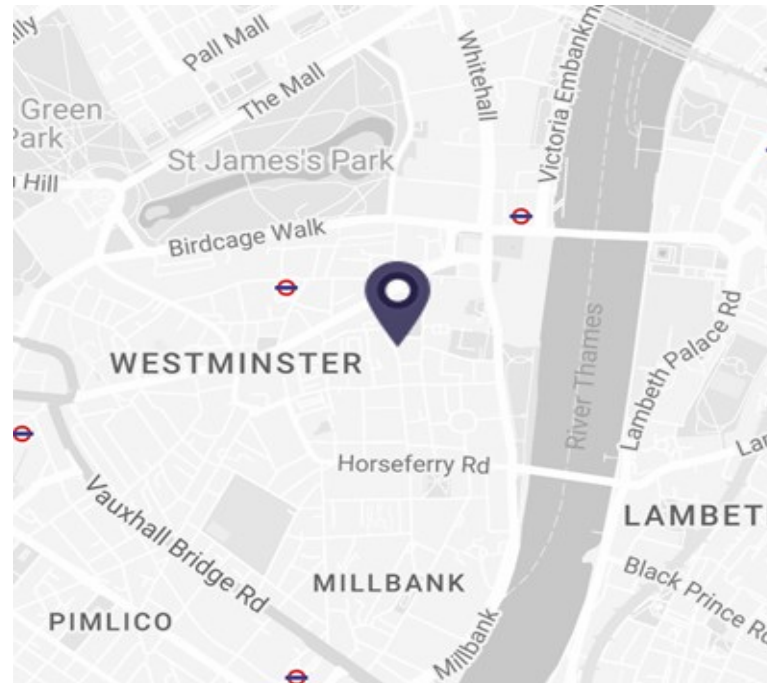






Location

Just next to Westminster Abbey, you're in the middle of the capital's political district and a short walk from the delights of Belgravia, St James's and Victoria. Here, there's no shortage of restaurants, bars, shopping, attractions and entertainment for you to enjoy. The unique setting of Church House provides direct access on to Dean's Yard, a green oasis among the bustle of Westminster.



Amenities

- Refurbished Grade II listed building
- Eco-friendly low-carbon methods and materials used throughout the building
- Charge up 2 x EV charging points
- Cycle safe 76 secure indoor cycle racks
- End-of-trip hub with 60 lockers, changing areas and 6 showers
- Meet up onsite conference centre with discounted booking options
- Temperature control across the building
- Energy efficient systems, including low water use toilets and LED lighting
- On target BREEAM Outstanding

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Ist Floor Suite 1	336	£30.00	£28.00	£14.92	£24,501.12	£2,041.76	Available
Ist Floor Suite 2	1,008	£30.00	£28.00	£14.92	£73,503.36	£6,125.28	Available
Ist Floor Suite 3	296	£30.00	£28.00	£14.92	£21,584.32	£1,798.69	Available
Ist Floor Suite 4	135	£30.00	£28.00	£14.92	£9,844.20	£820.35	Available
Ist Floor Suite 5	46	£30.00	£28.00	£14.92	£3,354.32	£279.53	Available
TOTAL	1,821						

*all figures are approximate and exclusive of VAT

Contacts

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07890 572225

Lease Information

Available by way of a new lease(s) for a term by arrangement.

Rent

£30 psf.

Service Charge

£14.92 psf.

Rates

£28 psf.

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.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.