



**ECONOMICAL OFFICES
THIRD FLOOR**
15 QUEEN ANNE'S GATE
LONDON
SW1H 9BU

To let – attractive refurbished offices
in a beautiful Grade I Listed building.

£35,000 pa (inclusive of business
rates and service charge)

577 sq ft (53.6 sqm)

**ANDREW
REEVES**

Third floor offices, 15 Queen Anne's Gate, London, SW1H 9BU

Location

Located near St James's Park in the Westminster area of Central London, Queen Anne's Gate comprises largely Grade I and Grade II listed houses in the Queen Anne architectural style, dating from the mid-1780s, many of which have been converted into offices.

The Palace of Westminster, Victoria Station and St James's London Underground station are all within a short walk, as are an array of shops, restaurants and other amenities including those within the nearby Nova development and along Victoria Street. The open spaces of St James's Royal Park are located immediately to the north. See location map below.

Description

No. 15 comprises a tasteful office conversion of a grand, Grade I listed house. The other floors are occupied by the landlord (who also manages the building) and their subtenants. The top/third floor office is now available and comprises three linked rooms extending to 577 sq ft (53.6 sqm). The offices have electric heating, modern lighting and floor boxes providing underfloor power and telecoms. All occupiers have access to a large communal kitchen, shower room, landscaped garden and shared meeting/board room – see photos.

Rent, Service Charge & Business Rates

The third floor office is available on a new lease at an economical, all-inclusive rent of £35,000 pa including service charge and business rates. The service charge includes all utilities, except broadband subscription.

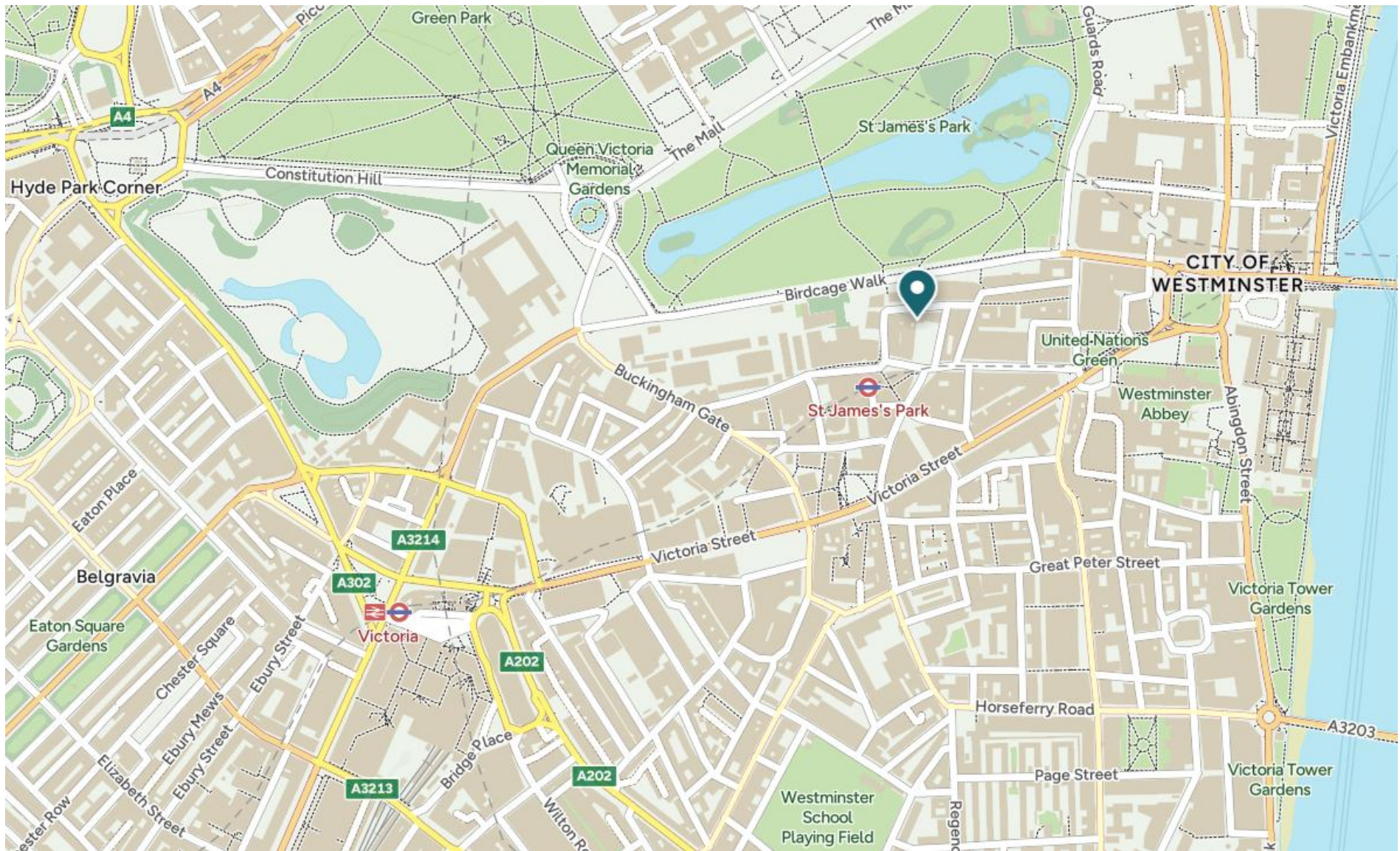
All enquiries and for viewings

Please contact James Reeves MRICS:

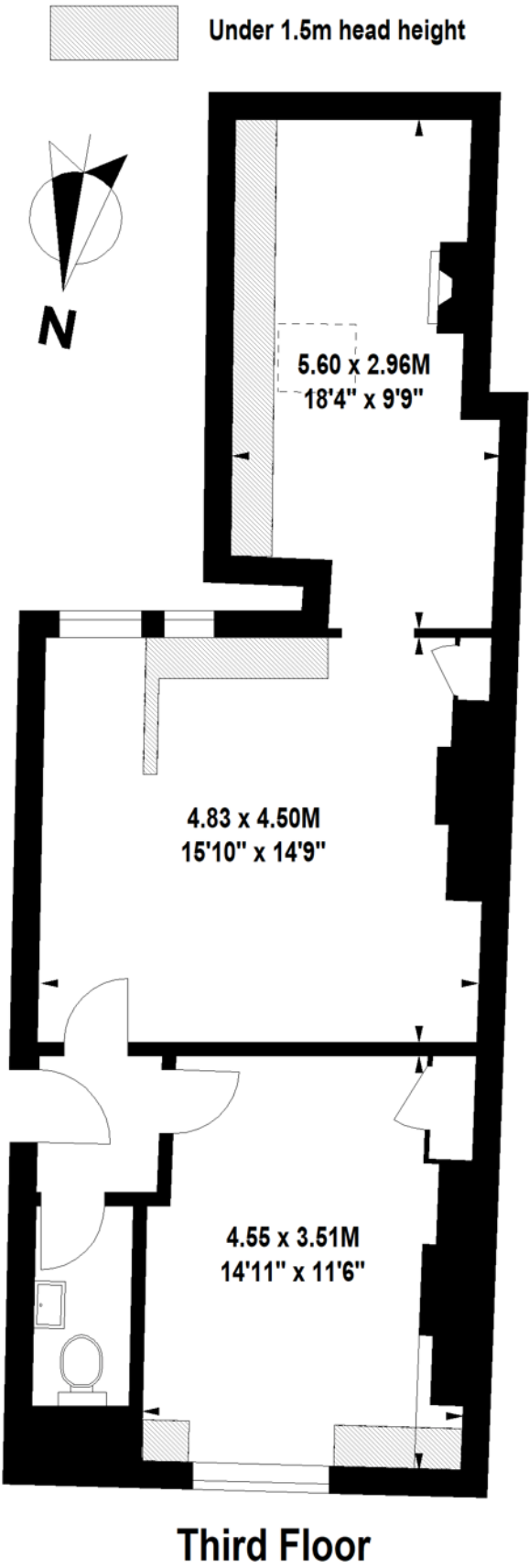
james.reeves@andrewreeves.co.uk M:: 07940570969 DD: 02078811340 T: 02078811320

EPC available upon request. Please note, these marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors

Location map:



Floorplan



Photos



15 Queen Anne's Gate, London, SW1H 9BU



15 Queen Anne's Gate, London, SW1H 9BU



15 Queen Anne's Gate, London, SW1H 9BU



Communal entrance



Shared boardroom



Communal kitchen



Communal garden