

# 80 PETTY FRANCE, VICTORIA

1,530 – 3,163 Sqft.

### DESCRIPTION

80 Petty France comprises of bright office accommodation arranged over four floors, which benefits from excellent natural light, communal WCs and a manned reception. The floors are a combination of open plan and cellular offices.

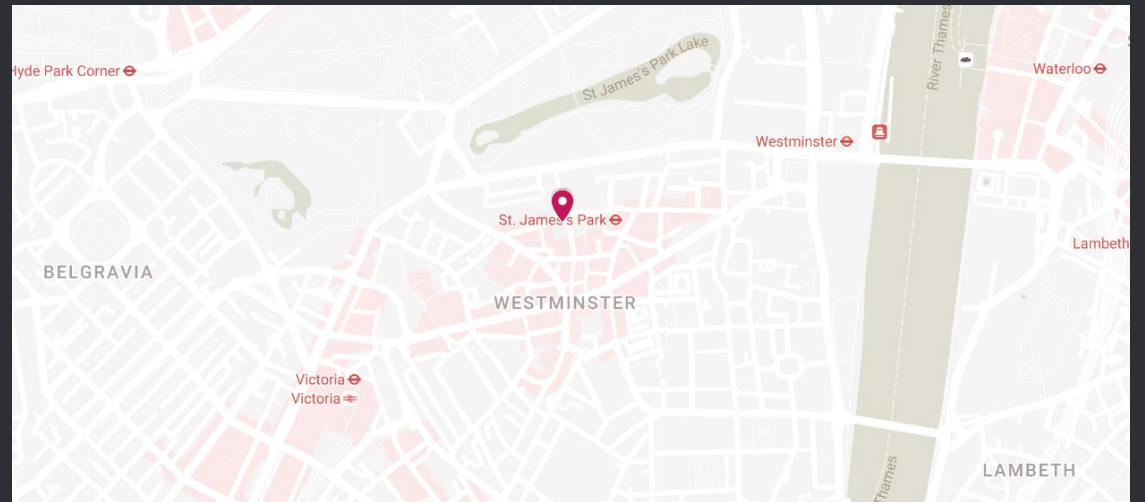
### SPECIFICATION AND AMENITIES

- Demised kitchenette
- Under floor trunking
- Air conditioning
- Communal WCs
- Key fob entry
- Intercom system
- Concierge

### LOCATION

The building is located on the south side of Petty France, a short walk away from St James's Park. Site attractions such as Buckingham Palace, Wellington Barracks, The Guards Museum and The Houses of Parliament are all within close proximity.

St James's Park (District & Circle lines), Westminster (Circle, District & Jubilee lines) and Victoria (District, Circle & Victoria lines) Underground stations are all within a 10-minute walk of the property.



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## SCHEDULE OF AREAS

Floor	Sqft.	Sq. m,	Available
4 <sup>th</sup> Floor	1,633	152	Immediately
Lower Ground	1,530	142	Immediately

## LEASE OPTIONS

A new FRI lease available direct from the freeholder.

## FINANCIALS

Rent: £25.00 - £45.00 p/Sqft.

Rates: £23.00 p/Sqft.

S/C: £13.00 p/Sqft.

## VIEWINGS

Strictly by appointment through SHB

## YOUR SHB CONTACTS



**Rhys Evans**

Director

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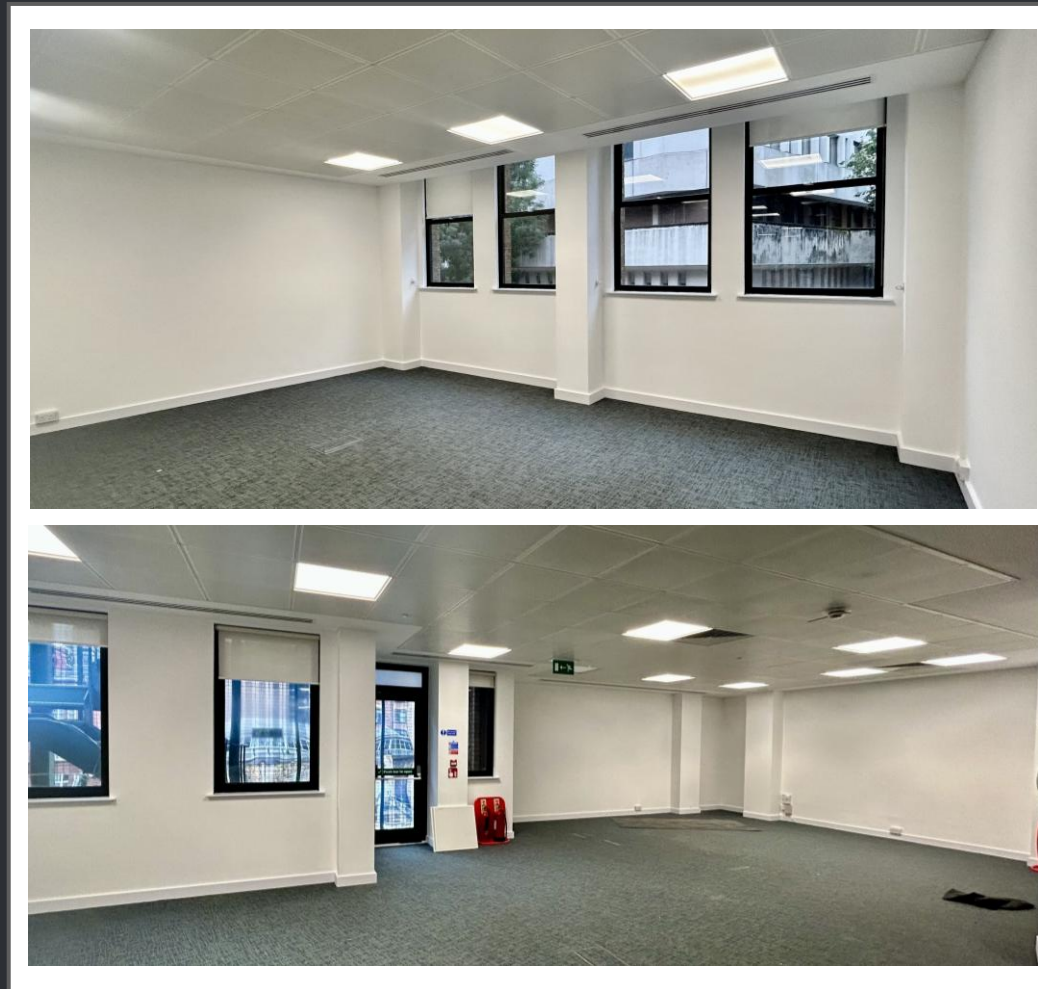


**Ollie Friend**

Graduate Surveyor

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