



## 15 Whitehall

London, SW1A 2DD

### Impressive 2nd Floor Refurbished Office

**3,356 sq ft**

(311.78 sq m)

- Refurbished to a Cat A+ specification
- Part double volume with exposed ceilings
- Within a few minutes walk of Charing Cross Station & Underground
- Period style building
- Good natural lighting

### Summary

<b>Available Size</b>	3,356 sq ft
<b>Rent</b>	£70 per sq ft
<b>Rates Payable</b>	£23.47 per sq ft based on 2024 valuation
<b>Rateable Value</b>	£141,000
<b>Service Charge</b>	£13.45 per sq ft Estimated
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

### Description

The office is situated on the 2nd floor and has been comprehensively refurbished to a Category B specification to include new flooring, new ceiling finishes, new air conditioning system and kitchen with breakout area.

- \* Manned ground floor reception
- \* 2 passenger lifts
- \* Self contained
- \* Newly refurbished with exposed ceilings and carpets/flooring
- \* Fitted kitchen with breakfast island and break out area
- \* New air conditioning and LED lighting
- \* Refitted male and female toilets with shower

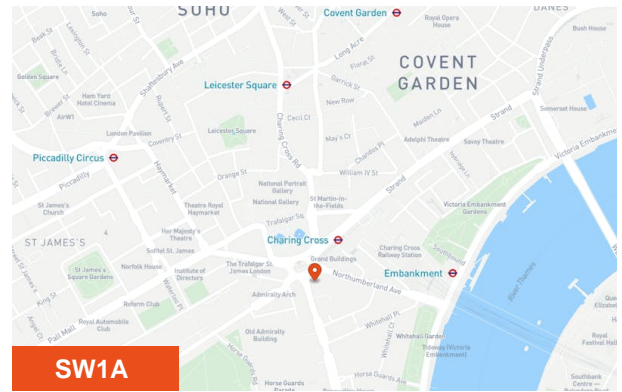
### Location

The office is located at the north end of Whitehall in close proximity to Trafalgar Square. Embankment and Charing Cross stations are nearby, offering a choice of London Underground Line and National Rail Services, and numerous bus routes operate locally.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Refurbished Offices (Available January 2024)	3,356	311.78
<b>Total</b>	<b>3,356</b>	<b>311.78</b>



### Viewing & Further Information

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