

50 Broadway, Victoria, London, SW1H 0BL



OFFICE TO LET | 7,682 sq ft



## Location

The building is conveniently located opposite St James's Park Station at the junction with Queen Anne's Gate. The local area has a good selection of restaurant and retail facilities close by. It is also located just south of St James's Park and St James's Park (Circle and District line) underground station give quick access to the public transport network. Victoria Station is within a short walk with access to the Victoria and Circle and District lines.

## Description

50 Broadway is a popular and prominent multi let office building that offers high quality office accommodation accessed by a large ground floor reception lobby.

The 4th floor has been stripped out and refurbished to provide bright office space with modern amenities.

## Floor Areas

Floor	sq ft	sq m
4th Floor	7,682	714
<b>TOTAL (approx.)</b>	<b>7,682</b>	<b>714</b>

\*Measurement in terms of \*NIA

## Victoria

Victoria borders a mixed-use area of central London including Westminster, Pimlico, Belgravia and Buckingham Palace. Traditionally home to the oil industry and various government departments, Victoria is most famous for its station and The Grosvenor House Hotel. The area is now largely commercial, with occupiers such as Google, Deutsche Bank and Jupiter Asset Management occupying the area.

## Ray Walker, Partner

📞 020 7025 1399

Joint Agents: Tuckerman – 0207222 5511

## Suzy Link, Senior Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract July 2018

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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder
Rent:	£57.50 psf pax
Rates:	Estimated £21.70 psf (2018/19)
Service Charge:	Approx. £12.00 psf
EPC Rating:	C

## Amenities

- Air conditioning
- Raised floors
- New LED lighting
- Newly carpeted
- Demised WCs and shower
- Impressive manned reception
- Three passenger lifts

### Ray Walker, Partner

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