

OFFICE TO LET | Excellent Fitted Office of c.4,300 sq ft



Location

The Verde is very well located on Bressenden Place, at the junction with Cathedral Walk and opposite Sir Simon Milton Square with its excellent bars and restaurant offering. The office is a short walk from famous landmarks such as Buckingham place and Green Park and within a very short walking distance of Victoria mainline and tube station with the Victoria, Circle and District lines as well as excellent bus links.

Description

Verde, 10 Bressenden Place was developed by Tishman Speyer and completed in 2017 comprising of excellent grade A office space with a substantial shared roof terrace and a triple height maned reception.

The part 5th floor benefits from floor to ceiling glazing looking over Bressenden Place and is fitted to provide excellent Grade A office space with open plan desking and meeting rooms. The floor also benefits from a fully accessed raised floor, excellent floor to ceiling height, four pipe fan coil air conditioning and capped services.

Floor Areas

Floor	sq ft	sq m	Status
Part 5th Floor	4,300	399	Fitted
Total	4,300	399	


*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 high tech occupiers and financial occupiers. The Queen's Gallery showcases a stunning art collection whilst The Royal Parks adjoining the Palace provide a great place for a lunchtime stroll.

Paul Dart, Partner

 07502 306240

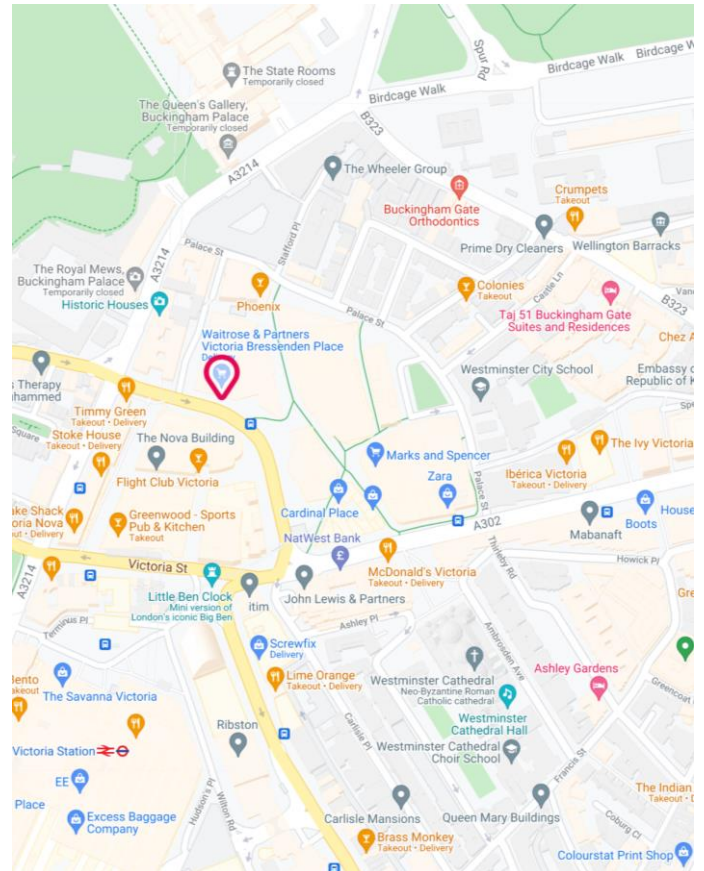
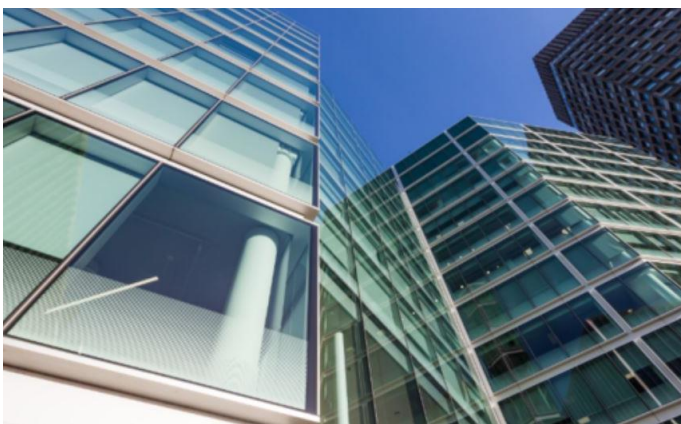
Rebecca Saxon, Associate Partner

 07899 677034

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 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 August wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract May 2021

OFFICE TO LET | Excellent Fitted Office of c.4,300 sq ft



Terms

Tenure:	Leasehold
Lease:	A new flexible sublease to November 2026
Rent:	£80.00 psf pax
Rates:	Estimated at £35.60 psf pa (2021/22)
Service Charge:	Approximately £16.50 psf pax
EPC Rating:	B

Amenities

- Modern office building
- Fitted with desk and meeting rooms
- Eight 24-person passenger lifts
- Excellent natural light with floor to ceiling glazing
- Fully accessed raised floors
- Four pipe fan coil air conditioning
- Access to large shared roof terrace
- Large manned reception
- Bike and shower facilities

Paul Dart, Partner

📞 07502 306240
✉️ pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 07899 677034
✉️ rsaxon@monmouthdean.com

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 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 August wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which August be payable in addition. Subject to contract.

Subject to Contract May 2021