

UNDERGOING REFURBISHMENT, ESTIMATED COMPLETION Q2 2025 | 1,758 – 25,983 sq ft



Location

The building is located on the south side of Trafalgar Square, to the north of Northumberland Avenue.

The surrounding area is vibrant and well served by public transport. It is a brief walk from Charing Cross station and Embankment (Circle, District, Northern and Bakerloo lines), Piccadilly Circus (Piccadilly & Bakerloo lines) or Leicester Square (Piccadilly and Northern and lines) underground stations.

Description

1 Northumberland Avenue is an attractive self-contained building and is currently the subject of a comprehensive renovation / recreation that will provide high quality contemporary Grade A office space, designed for the modern occupier.


Pre lets are being sought. Estimated completion Q2 2025.

Floor Areas

Floor	sq ft	sq m
6 th Floor	1,758	163
5 th Floor	4,553	423
4 th Floor	4,692	436
3 rd Floor	4,692	436
2 nd Floor	4,721	439
1 st Floor	5,567	517
TOTAL (approx.)	25,983	2,414

*Measurement in terms of *NIA

Ray Walker, Partner

 07747 777 144

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

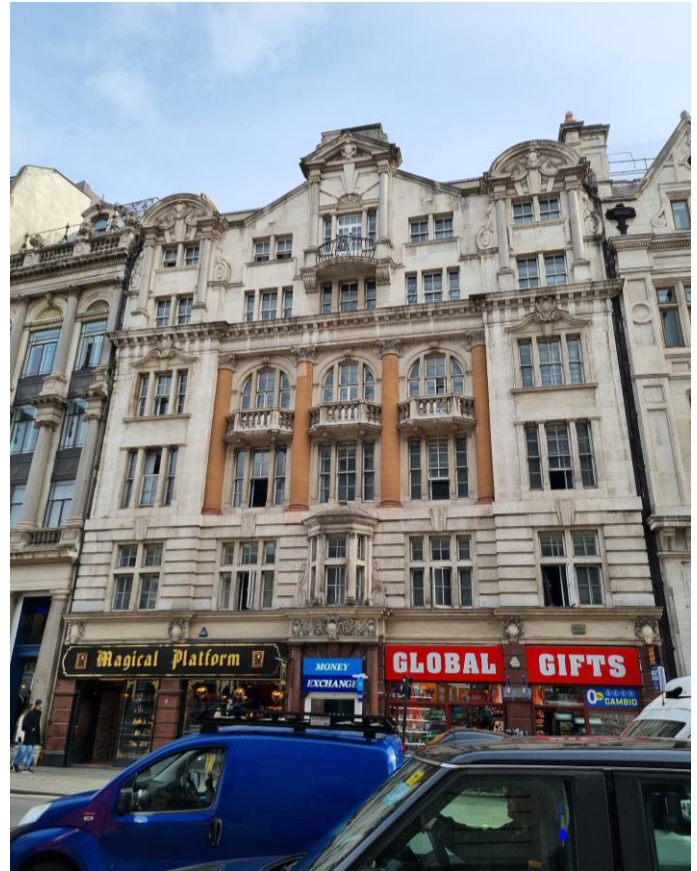
Subject to Contract December 2023

1 Northumberland Avenue

St James's, London, SW1A 2DR



OFFICE TO LET | 1,758 – 25,983 sq ft



Terms


Tenure:	Leasehold
Lease:	New FR&I lease, direct from the Freeholder, for a term by arrangement.
Rent:	TBC
Rates:	TBC
Service Charge:	TBC


Amenities

- Excellent location
- Undergoing comprehensive refurbishment – estimated completion Q2 2025.
- Prelets are being sought
- Self-contained

Planning use – the premises currently benefit from office use (E), but the lessor would consider alternative uses (leisure / educational / community uses), subject to the relevant planning approvals.

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