



**DACRE HOUSE, DACRE STREET**  
**LONDON**  
**SW1**



**2,579 Sq Ft to 2,783 Sq Ft**

**LOCATION**

The premises are situated on the north side of Dacre Street, opposite Scotland Yard and a moments walk from St James Park Underground Station (Circle and District Lines). Victoria Mainline and Underground (Victoria, Circle and District Lines) and Westminster Underground (Jubilee, Circle and District Lines) are also within a short walk. Local amenities are excellent with retail and leisure facilities within Cardinal Place on Victoria Street, as well as those within the surrounding area of Tothill Street, Broadway and Buckingham Gate. The open spaces of St James's Park are a very short distance to the North.

**DESCRIPTION**

The premises comprise the 1<sup>st</sup> and 4<sup>th</sup> floors of this very high quality office building, which was subject to a major refurbishment in 2006. The offices are accessed via an impressive manned reception area and benefit from air conditioning, raised floors, metal tile suspended ceilings and excellent natural light to all sides. The floor is able to be made completely open plan although is currently arranged as a number of meeting rooms, a small postroom and a kitchen/break out area.

**020 7222 5511**

**[www.tuckerman.co.uk](http://www.tuckerman.co.uk)**

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**ACCOMMODATION**

The available accommodation is arranged as follows: -

<u>Floor</u>	<u>Descripti on</u>	<u>Sq FT</u>	<u>SQ M</u>
Fourth	Office	2,579	239.6
First	Office	2,783	258.5
Basement	Storage	397	36.9
<b>TOTAL</b>		<b>5,759</b>	<b>535</b>

**AMENITIES**

The premises benefits from the following amenities:

- AIR CONDITIONING
- RAISED FLOORS
- MANNED RECEPTION
- DEMISED WCS
- KITCHEN
- BYCYCLE STORAGE
- EXCELLENT NATURAL LIGHT

**RENT**

£49.50 per square foot.

**BUSINESS RATES**

The Rateable Value (not the Rates Payable) under the 2010 List are:

Floor	Rateable Vale	Rates Payable
4th Floor –	£114,000	£14.00 psf
1st & pt Basement -	£127,000	£14.60 psf

**SERVICE CHARGE**

To be confirmed

**LEASE**

A new lease from the Freeholder for a term by arrangement.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

**VIEWING**

By appointment via Joint sole agents:

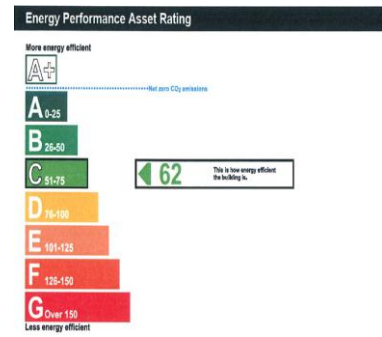
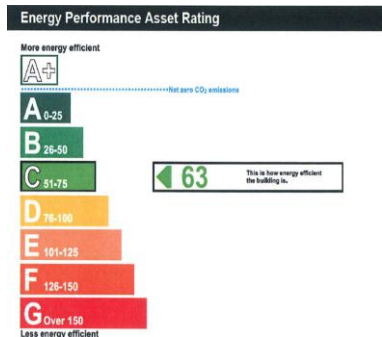
**Tuckerman**

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**Alexander Reece Thomson**

Stuart Kiddie – 020 7486 1681  
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**SUBJECT TO CONTRACT**



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