

## NEW INSTRUCTION

**5-8 The Sanctuary, London, SW1P 3JS**

**APPROX. 1,012 – 3,262 SQ FT / 94 – 303 SQ M**

**THIRD AND PART FOURTH FLOORS TO LET**



5 – 8 The Sanctuary  
Westminster  
London  
SW1P 3JS

- Plug & Play Option
- Period Features
- Air Conditioning
- Manned Reception

## LOCATION

This iconic building is situated on the south side of The Sanctuary, next to the archway into Dean's Yard and adjacent to Westminster Abbey.

The property is within a few minutes' walk of Westminster Underground Station (Jubilee, District and Circle lines) and St. James's Park Station (District and Circle lines).

## DESCRIPTION

The 3<sup>rd</sup> floor is currently under refurbishment and will be available in May 2024 offering 2,250 sq ft. The part 4<sup>th</sup> floor totalling 1,012 sq ft has been fully fitted and furnished comprising three interlinking rooms providing open plan offices, a meeting room and a soft seating area.

The building benefits from the following:

- Professional manned reception
- Air conditioning
- Shower facilities
- Excellent natural light
- Passenger lift
- Plug & Play option
- Period features
- Excellent Proximity to the Houses of Parliament and QE11 Conference Centre

## ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
4 <sup>th</sup> Floor – Part	1,012	94
3 <sup>rd</sup> Floor	2,250	209
<b>Total</b>	<b>3,262</b>	<b>303</b>

## TERMS

The floors are available to let on a new lease direct from the landlord.

## OUTGOINGS

Rent: £69.50 per sq ft pax

Service charge: £18.58 per sq ft (inclusive of utilities)

Business Rates Payable (2024/25):

Part 4<sup>th</sup> Floor: £27.67 per sq ft

3<sup>rd</sup> Floor: £28.74 per sq ft

\*please note you are advised to make your own enquiries in this regard.

## VAT

The property is elected for VAT

## EPC

EPC: B.

**SUBJECT TO CONTRACT**

### Viewing strictly by appointment

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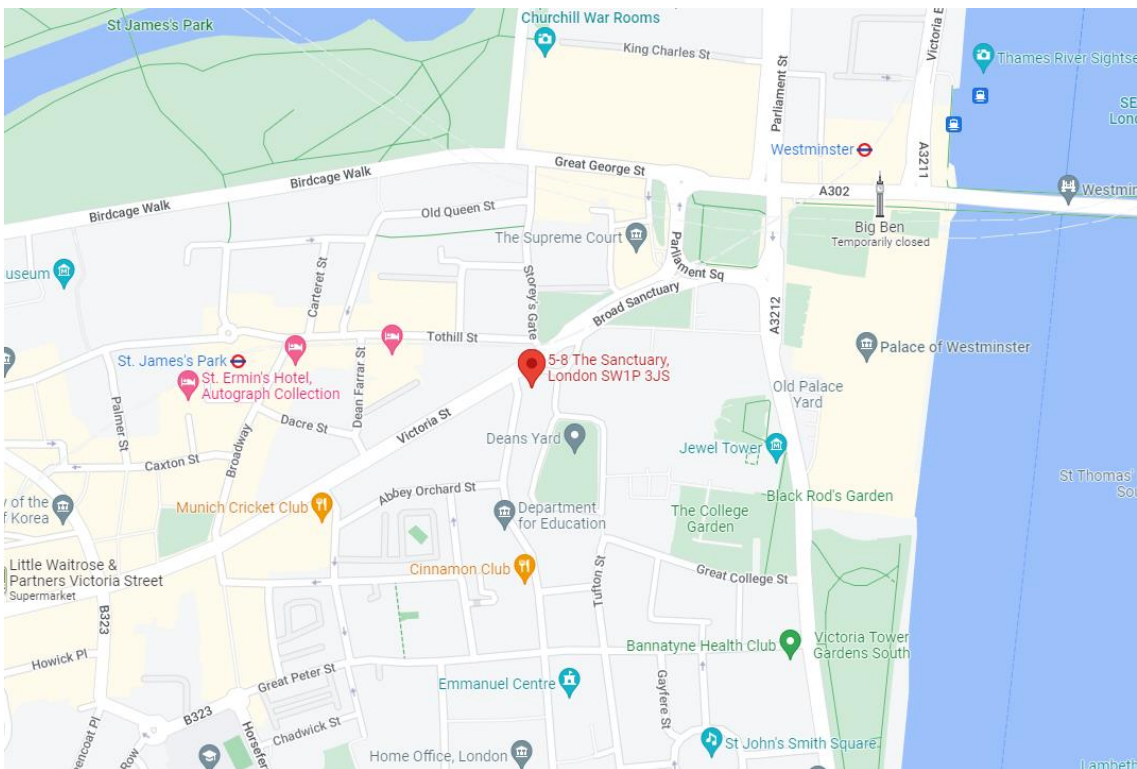
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### IMPORTANT INFORMATION

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Location Plan (not to scale)