

**NEW
INSTRUCTION**

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22 QUEEN ANNE'S GATE, LONDON SW1



**OFFICES TO LET
1,530 – 3,316 SQ FT
(142.23 – 308.06 SQ M)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Location The building is located on the north side of Queen Anne's Gate and therefore enjoys extensive views over St James's Park. Both St James's Park and Westminster underground stations (District, Circle and Jubilee lines) are close by and the area is served by a wide range of leading shops, restaurants, bars and hotels.

Description The building is of original Georgian construction and currently provides multi-let offices. The subject floors comprise of a number of rooms of various sizes incorporating a reception, meeting areas and open plan having the following approximate floor areas:

Fourth floor	1,530 sq ft	142.23 sq m
Second floor	1,786 sq ft	165.92 sq m
Total	3,316 sq ft	308.06 sq m

Amenities Central heating
Views over St James's Park
Excellent natural light
Passenger lift
24 hour access

Terms The floors are held on separate leases each on an effective full repairing and insuring basis for a term expiring 1st March 2011, incorporating an option to break in favour of the tenant only effective 25th March 2009, subject to six months prior written notice.

Both leases are excluded from Section 24-28 of the Landlord and Tenant Act 1954 Part II, regarding Security and Tenure and Compensation.

Rent Fourth floor £39,780 per annum exclusive
Second floor £46,436 per annum exclusive
Total £86,216 per annum exclusive

Offers are invited for the benefit of these leasehold interests.

Alternatively, new leases may be available from the freeholder. Further details upon application

Rates Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2008 to be approximately £11.14 per sq ft. Interested parties are advised to make their own enquiries.

S/Charge We have been informed that the service charge for the current year amounts to £7.59 per sq ft. Further details upon application.

Legal Costs Each party is to bear their own legal costs involved in the transaction.

Viewing By appointment through sole agents Ashwell Rogers:

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