



AGENCY

OFFICE

21 DARTMOUTH STREET, LONDON SW1H 9BP

DESCRIPTION

The fitted out 'plug and play' accommodation is arranged over lower ground, ground and seven upper floors. The building was originally constructed in 1912 and was substantially refurbished behind the façade in 1981. The property benefits from good natural light to the front, side and rear elevations and there is also good natural light to the lower ground floor.

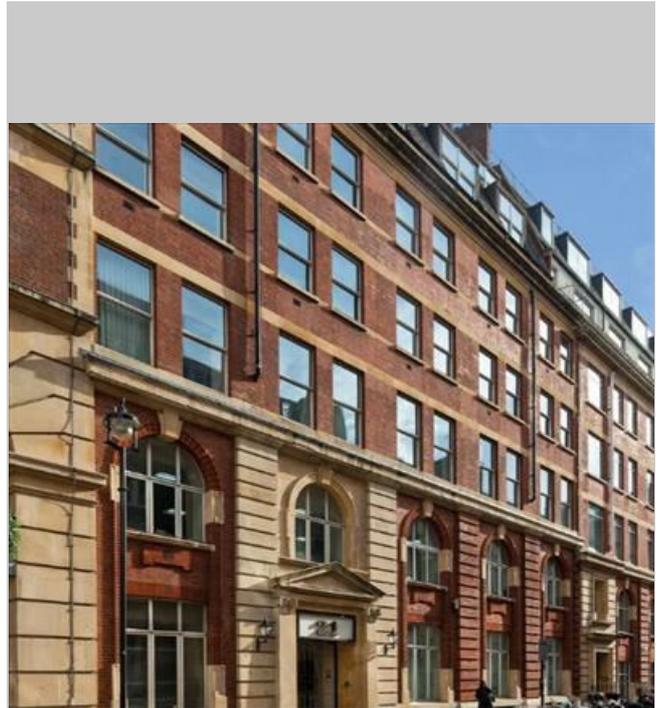
LOCATION

This attractive building is located in Westminster, just moments away from St James's Park. The property benefits from excellent transport links being located in close proximity to St James's Park and Westminster Underground station (Victoria, District & Circle lines). The retail, restaurant and entertainment establishments of Westminster, Victoria and St James's are within easy walking distance.

ADDITIONAL INFORMATION

Available by way of new 5 year leases direct from the landlord subject to mutual rolling break options from 25 December 2018. Available floor by floor or as a whole.

- Guiding Rent: £42.50 per sq ft
- Rates: Approx. £18.00 per sq ft
- Service Charges: Approx. £10.00 per sq ft
- Legal Costs: Each party to be responsible for their own legal costs



TENURE	LEASEHOLD	
PRICE	£42.50 PSF PAX	
SIZE	52,467 SQ FT	EPC

FOR FURTHER INFORMATION

MR GUY MILNE

020 7338 4320

guy.milne@bnpparibas.com

MR WILLIAM CALLANDER

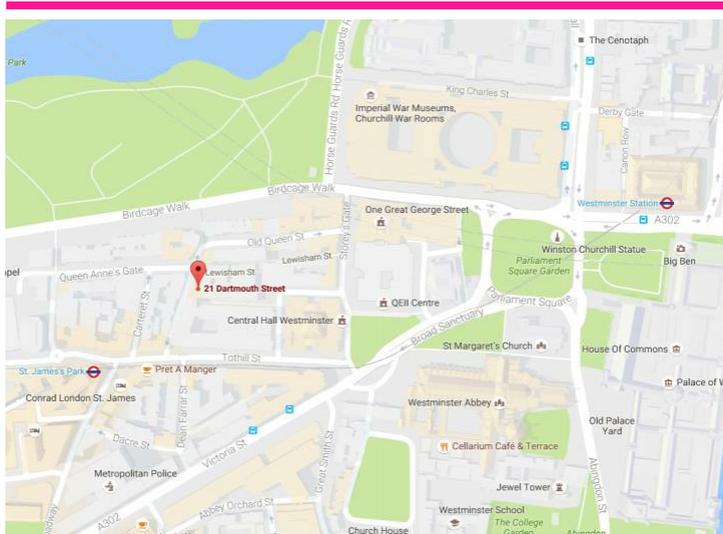
020 7338 4886

william.callander@bnpparibas.com

ACCOMMODATION

Floors / Units	Size
7th	3,679 sq ft (341.78 sq m)
6th	4,526 sq ft (420.47 sq m)
5th	5,267 sq ft (489.3 sq m)
4th	6,251 sq ft (580.72 sq m)
3rd	6,663 sq ft (618.99 sq m)
2nd	7,051 sq ft (655.04 sq m)
1st	6,866 sq ft (637.85 sq m)
Ground	6,516 sq ft (605.34 sq m)
Lower Ground	5,101 sq ft (473.88 sq m)
Ground Reception	547 sq ft (50.82 sq m)
Total	52,467 sq ft (4,874.19 sq m)

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