



Office Space to Let

(All commercial uses will be considered)

5,994 sq ft

Murray House
Vandon Passage
London SW1H 0AS

Rent

£145,000 per annum

Rateable Value

£173,000 per annum

Service Charge

(Including Insurance)

Approx £3,750 per annum

- * Self-Contained with Ground Floor Frontage
- * 3.2m Ceiling Height
- * Private Courtyard
- * Suitable for a variety of uses
- * Perfect for Gym use (was Hot Yoga studio/Gym in the past)
- * Air Conditioning

OFFICE/GYM SPACE TO LET

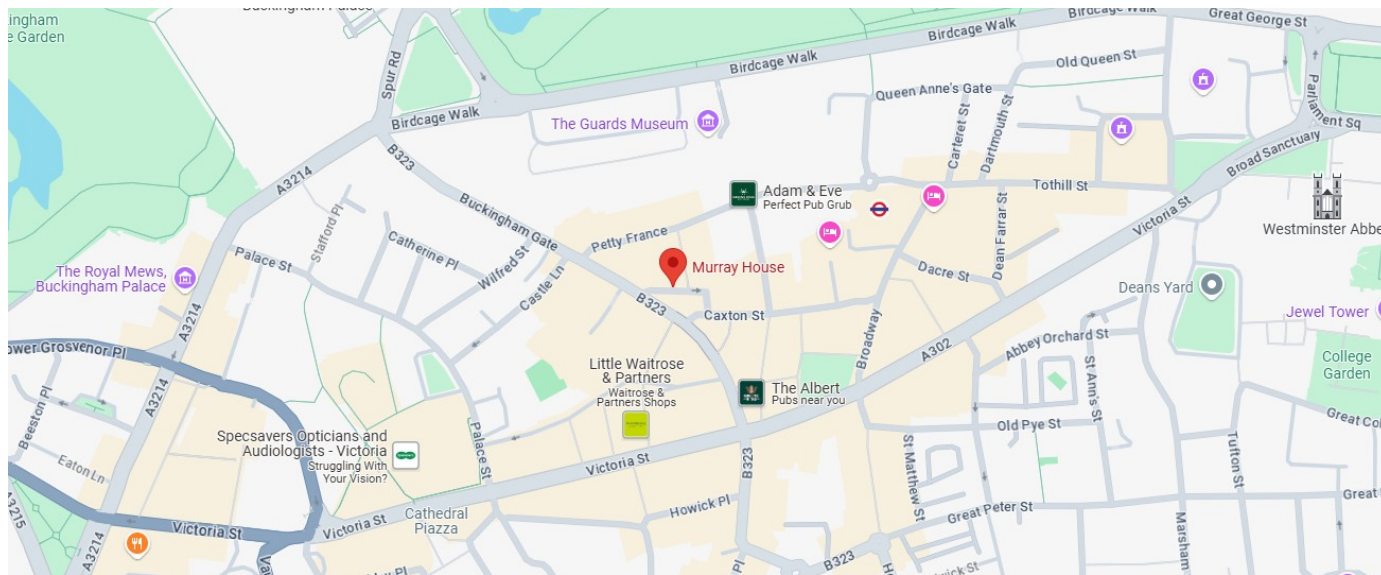
Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

Location

Murray House on Vandon Passage offers an exceptional location for business seeking a prestigious and well connected space. St James Park tube station (District and Circle Lines) is just 2 minutes away, as well as Victoria Underground and Overground stations within a 10 minute walk.

Surrounded by mixed use buildings which provide residential and commercial spaces making it an excellent location for a gym. Lots of Bars, Cafés and shops are nearby, notable retailers include: Pret A Manger, Starbucks, Waitrose and Wagamama.



Description

This self-contained unit totals approximately 6,000 sq ft which is currently being used as office accommodation.

There is a reception area in the ground floor entrance with the benefit of a lift to the lower ground floor.

The space is mainly on the lower ground floor but does benefit from natural light from the demised courtyard and some additional roof lights. There are two large open working areas as well as private meeting rooms/offices. There is also a large modern fully fitted kitchen, fitted cinema and courtyard.

The space has a ceiling height of 3.2m and benefits from plenty of natural light from the courtyard and skylights.

The unit also benefits from use class E.

Lease Terms

A new lease is available direct from the Landlord.

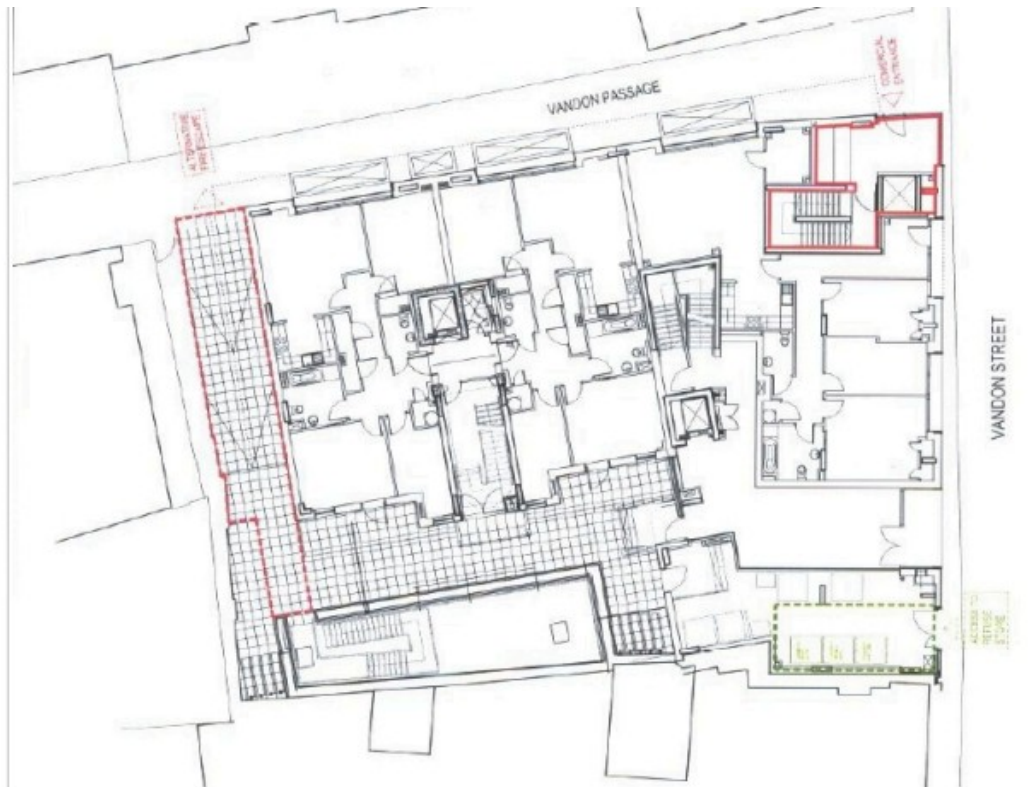
Quoting rental £145,000 per annum.

Floor Area

Ground Floor	344	sq. ft
Lower Ground	5,414	sq. ft
Store Room	236	sq. ft
Total	5,994	sq. ft



Ground Floor Plan



Lower Ground Floor Plan

