

LONDON

140 TACHBROOK STREET

SW1V 2NE

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – SELF CONTAINED SPLIT LEVEL OFFICE SUITE APPROX 1095 SQ FT (101.7M²)

CLOSE TO PIMLICO TUBE STATION

Location

The premises are situated at the Junction of Tachbrook Street and Moreton Street in the area of Pimlico in Central London close to the River Thames and within the Royal Borough of Westminster. Victoria mainline Railway Station is approximately 0.6 miles North West the station offering direct services to London Gatwick Airport and the South and South West of London. Pimlico Tube Station is only approx. 150 yards distant. Opposite the property there is a pub and small parade of shops.



Description

Comprises the ground and first floors of this attractive Stucco rendered building with the benefit of a private entrance from Tachbrook Street. The property forms the end of a substantial terrace within the Conservation Area. The ground floor comprises entrance hall, reception/open plan office area, two private offices, kitchenette, cloakroom/WC and shower. The first floor office offers a dual aspect open plan office area with full height windows to two elevations. There is a small tea point and separate cloakroom/WC.

Accommodation

(with approximate dimensions and floor areas)

Ground floor

Entrance from Tachbrook Street to Lobby

Main office: 15'6 x 15'1 (4.73m x 4.61m)

Two private offices: 13'2 x 8'5 (4.03m x 2.57m)

12'5 x 6'10 (3.79m x 2.10m)

Kitchenette: 11'4 x 11'3 (3.47m x 3.44m)

Lobby with shower area to cloakroom/WC

First Floor

Open plan dual aspect office:

42'1 x 15'8 (12.83m x 4.8m)

Total Office area approx: 1095 sq ft (101.7m²)

(plus kitchenette etc)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: 5254

Terms

To be let upon a full and insuring lease for a term of years to be agreed at **£40,000 per annum exclusive**. Rents payable quarterly in advance. The lease is to be granted outside of the provisions of the Landlord & Tenant Act 1954 (as amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £20,293.85 (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Legal Costs

Each party to bear their own legal and professional fees .

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure. The tenant is to contribute 30.95% of the total cost incurred.

Year 2021 budget: £1800 per quarter plus insurance premium contribution.

Commercial Energy Performance Certificate

140, Tachbrook Street
LONDON
SW1V 2NE

Energy rating

E

Valid until
2 November 2024

Certificate number
0920-6906-0344-0270-4000

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Adrian Tutchings
Mandeep Cheema
Toby Allitt

Email:
commercialproperty@linays.co.uk
mc@linays.co.uk
ta@linays.co.uk

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