



# CASTLE LANE

SW1

**PART 1ST PLUG AND PLAY OFFICE SPACE TO LET**  
1,342 SQ.FT (124.6 SQM)



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**DeVono cresa**   
COMMERCIAL PROPERTY CONSULTANTS



# INTRODUCTION

DeVono Cresa is delighted to be able to offer the part 1st floor at 1 Castle Lane, SW1, which provides 1,342 sq.ft of fully fitted out office space located between Victoria and St James's.

The part 1st floor is available by way of an assignment of the existing lease which expires in April 2022. A new lease directly from the Landlord is also available for a term by arrangement.

The available office accommodation is arranged as a mix of open-plan desks and meeting rooms.

Specifically, the space provides:

- ✓ 7 workstations
- ✓ Onsite kitchen and break-out area
- ✓ 2 x high quality furnished boardroom
- ✓ Excellent natural light
- ✓ 1 x passenger lift
- ✓ Air conditioning
- ✓ Fibre connection

## 3D walkthrough

Please [click](#) for the 3D walkthrough of the 1st floor.

### KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
1st	1,342	124.6	£64.00



**PLUG**  
and play



**2X BOARDROOM**  
furnished to high quality



**KITCHENETTE**  
onsite



**NATURAL LIGHT**  
throughout



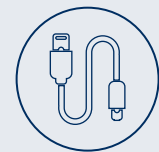
**VICTORIA**  
location



**1X PASSENGER**  
lift



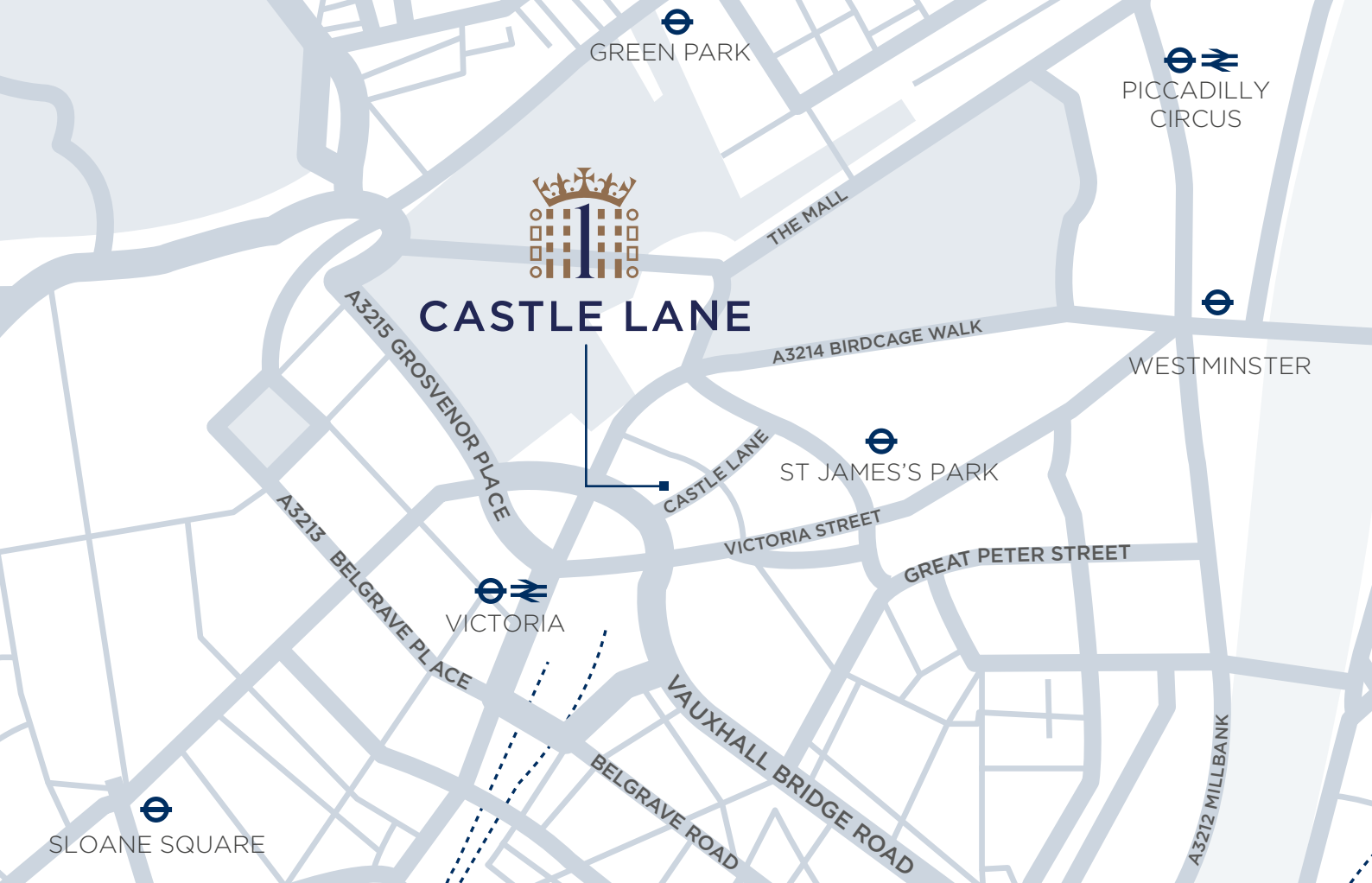
**AIR CONDITIONING**  
onsite



**FIBRE**  
connection



Clockwise from left: Main office area, meeting room, kitchen



## LOCATION

The building is located on the south side of Castle Lane between Palace Street and Buckingham Gate close to the Cardinal Place development and Victoria Street which provides a variety of retail and leisure outlets. Victoria mainline and underground stations and St James's Park underground station are all within a short walk (Victoria, District and Circle Lines together with Gatwick Express).

## TERMS

Available by way of an assignment of the existing lease which expires in April 2022. Alternatively a new lease is available from the Landlord for a term by arrangement.

Passing Rent	£64.00 per SQ.FT
Building Rates	£23.42 per SQ.FT
Service Charge	£10.02 per SQ.FT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

## EPC

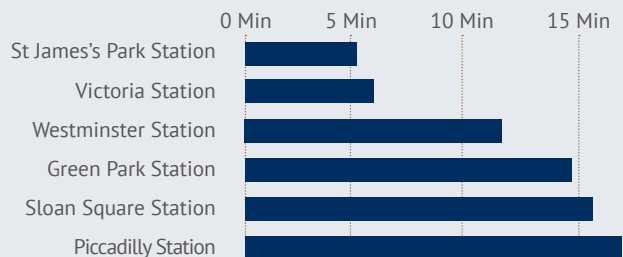
Rating: TBC



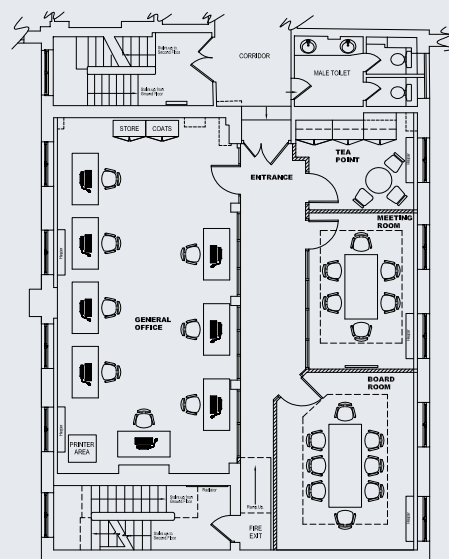
### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## WALKING DISTANCES



## TYPICAL FLOOR PLAN\*



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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