## 020 7439 1500

# FOURTH FLOOR OFFICES OVERLOOKING SQUARE – 2,738 SQ FT KING'S BUILDINGS, 16 SMITH SQUARE, SW1P 3HQ



HMC



## LOCATION

The building commands an impressive location in the heart of Westminster on the east side of Smith Square overlooking the former St John's baroque church, now a concert hall. Located close to landmarks such as Houses of Parliament, Westminster Abbey, Tate Britain and Westminster Cathedral, the building is accessible on foot from Westminster, Victoria and Pimlico underground stations.

#### DESCRIPTION

The accommodation comprises a bright modern L shaped office floor of 2,738 sq ft which has been fitted out to form reception area, conference room, open plan area and a number of private offices, each having an aspect over the square.

## **AMENITIES**

- Commissionaire
- Two 11 Person Lifts
- Central Heating
- Comfort Cooling
- Metal Tile Ceiling
- Kitchenette
- Superb Daylight

## LEASE

A new lease is offered for a term to expire in 2022, excluded from 1954 Act.

#### www.hmc.london

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Whilst every effort has been made to ensure the accuracy of these particulars, they are for guidance only and do not form part of any contract Unless otherwise stated, all prices and rents quoted are exclusive of VAT.



## RENT

Quoting £49.50 per sq ft.

## RATES

c. £15.80 per sq ft (2017-2018)

## SERVICE CHARGE

c. £8.00 per sq ft plus VAT

## VIEWINGS

By appointment through HMC:

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