

14 OLD QUEEN STREET

WESTMINSTER, SW1H 9HP



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

14 Old Queen Street has been refurbished to achieve a modern, sleek finish whilst still maintaining its period charm. This building has onsite meeting rooms, a manned reception and a roof terrace meaning it can facilitate everything a business could require to ensure it runs smoothly. As well being a totally inclusive office meaning all business rates, utilities, service charge and connectivity are included in one monthly cost, this building is not VAT registered thus no tenants will be subjected to paying VAT saving them 20% of their monthly spend instantaneously.

LOCATION

This building is situated in a fantastic location with St James' Park on your doorstep, Westminster Abbey just moments away and a number of shops, bars and restaurants. The building also has excellent transport links as it is just a five minute walk from St James' Park tube station and just a ten a minute walk from both Victoria and Westminster tube station meaning you have extensive access to the underground network via the Victoria, Jubilee and Circle & District Lines.

SPECIFICATION/AMENITIES

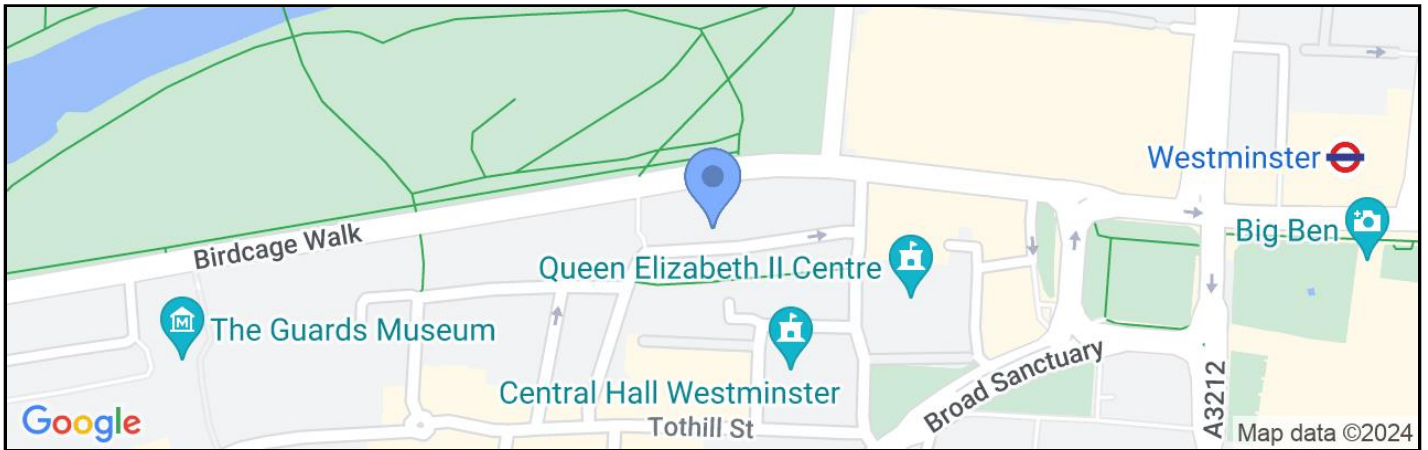
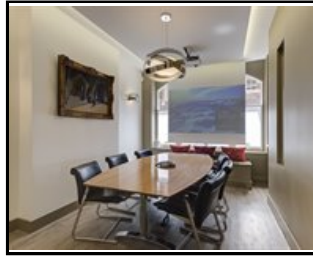
- Access 24/7
- Air-Conditioning
- Meeting room access
- Showers
- Kitchen
- Manned Reception
- Fibre Broadband
- Video conferencing

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. May 2024