

# DACRE HOUSE

DACRE STREET, LONDON SW1

**1st and 4th Floors to Let**



**From 2,579 sq.ft. to 5,759 sq.ft.**  
(239.59 sq.m. to 535.02 sq.m.) approx



## LOCATION

The premises are located on the north side of Dacre Street directly opposite New Scotland Yard. St James's Park and Westminster underground stations are a short walk, with Victoria Mainline and Underground Station an eight minute walk to the west. There are a number of high quality restaurants locally including the Caxton Grill, Bank and The Cinnamon Club. Extensive retail and leisure facilities are located nearby along Victoria Street and within Cardinal Place.



## DESCRIPTION

The grade A office accommodation is arranged over first and fourth floors within this high quality office building, which was substantially refurbished in 2007. It benefits from a striking manned reception with 8 person lift opening directly on all floors. The suites themselves are available either together or as a whole, are capable of being completely open plan and benefit from excellent natural light, good ceiling heights and demised WC's.

First Floor	2,783 sq. ft.	258.55 sq.m.
Fourth Floor	2,579 sq. ft.	239.59 sq.m.
Basement (storage)	397 sq. ft.	36.88 sq.m.
<b>Total</b>	<b>5,759 sq. ft.</b>	<b>535.02 sq.m.</b>

## AMENITIES

- ◆ Impressive modern manned reception
- ◆ 8 Person passenger lift
- ◆ Air-conditioning
- ◆ Metal tiled suspended ceiling
- ◆ Raised floors
- ◆ Demised WC's
- ◆ Basement storage and shower room
- ◆ Cycle storage

## LEGAL COSTS

Each party to be responsible for their own legal costs throughout.

## RATES & SERVICE CHARGE

Upon application.

## VIEWING

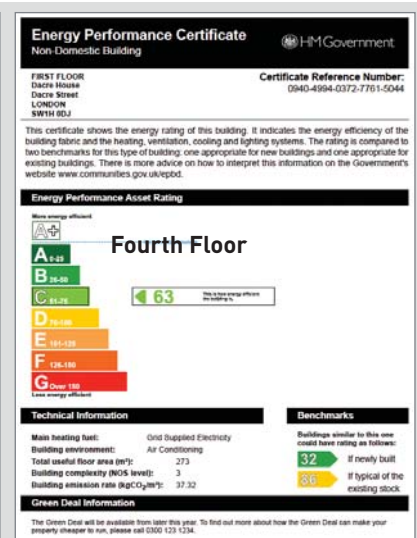
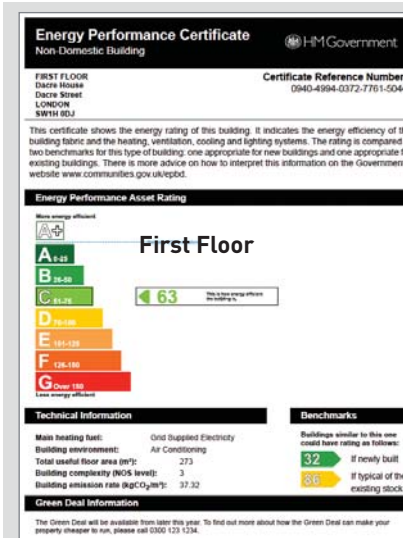
For further information or an appointment to view, please call joint sole agents:

## LEASE

New lease available. Terms upon application.

## RENT & TERMS

Upon application.



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