

CROSSLAND OTTER HUNT

5-8 The Sanctuary,
London,
SW1P 3JS

Iconic Grade II listed building located
next door to Westminster Abbey and
within close proximity to the Houses
of Parliament.

1,012 to 3,415 sq ft (94.02 to 317.26
sq m)



020 7408 1114

www.coh.eu

CROSSLAND OTTER HUNT

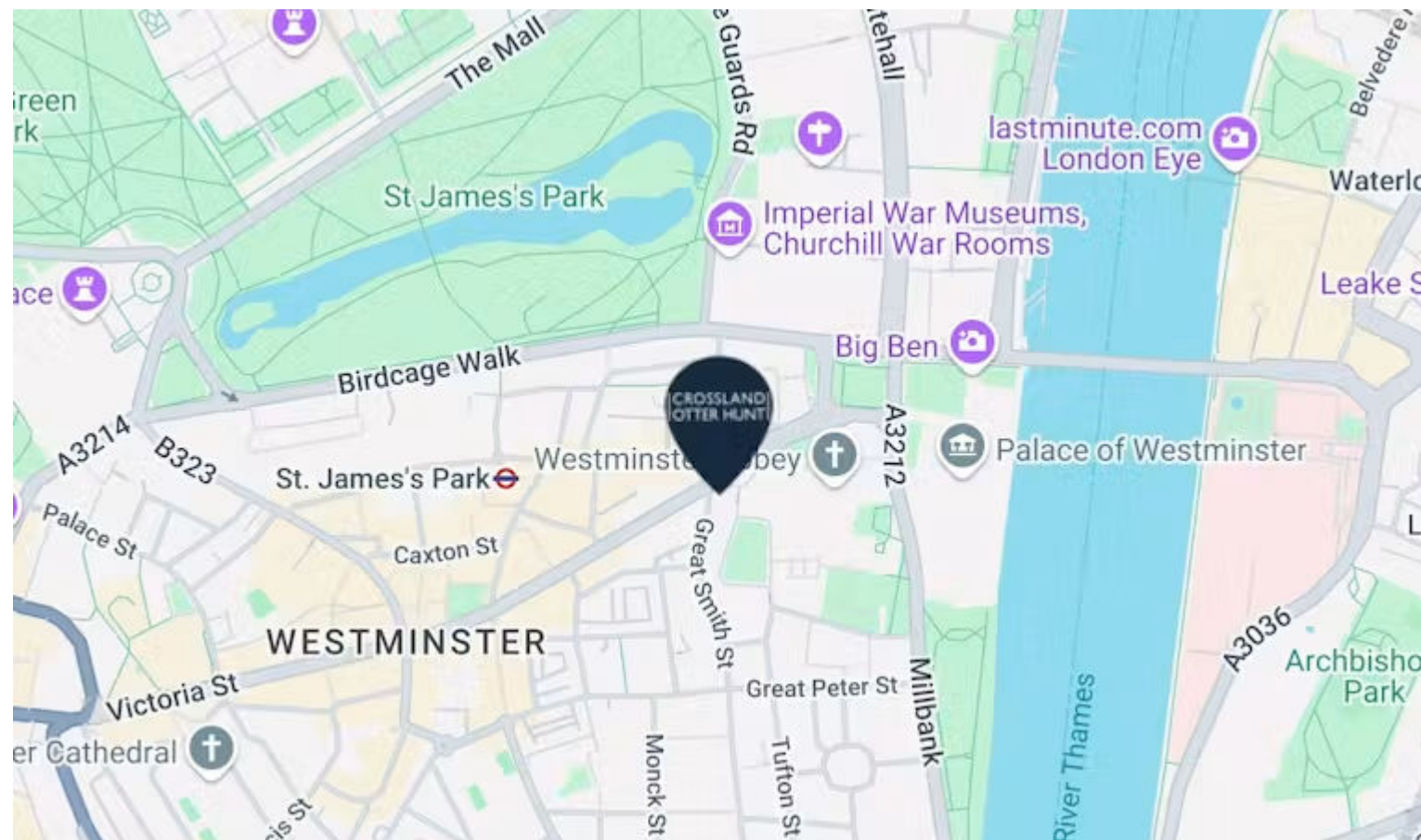
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Nearest Stations



St. James's Park
(0.2 Miles)



Westminster
(0.2 Miles)



Embankment
(0.6 Miles)

This iconic building is situated on the south side of The Sanctuary, next to the archway into Dean's Yard and adjacent to Westminster Abbey. The property is within a few minutes' walk of Westminster Underground Station (Jubilee, District and Circle lines and St. James's Park Station (District and Circle lines).



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- Located in the heart of Westminster
- Plug & play opportunity
- Refurbished reception
- Striking period features
- Part 4th floor furnished throughout
- Air cooling
- Commissionaire
- EPC - B





Accommodation

The accommodation comprises of the following

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL /SQ FT	TOTAL YEAR	AVAILABILITY
4th - Part	1,012	94.02	£69.50	£30.26	£18.58	£118.34	£119,760.08	Available
3rd	1,169	108.60	£69.50	£28.29	£18.50	£116.29	£135,943.01	Under Offer
3rd - Part 3rd Floor (West)	1,055	98.01	£69.50	£28.56	£18.50	£116.56	£122,970.80	Available
Lower Ground	1,317	122.35	£49.50	£20.77	£18.50	£88.77	£116,910.09	Available
Total	4,553	422.98	£64.50	£26.97	£18.52	£109.99	£495,583.98	

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CONTACT US



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Description

This Grade II listed building benefits from a smart, manned reception with the available accommodation comprising the part 4th floor and entire 3rd floor measuring 1,012 sq ft and 2,250 sq ft respectively. The part 4th floor has been furnished throughout and reception area has recently been refurbished.

Location

This iconic building is situated on the south side of The Sanctuary, next to the archway into Dean's Yard and adjacent to Westminster Abbey. The property is within a few minutes' walk of Westminster Underground Station (Jubilee, District and Circle lines and St. James's Park Station (District and Circle lines).

Viewings

Via COH or joint agents Carter Jonas.

Terms

A new lease is available direct from the landlord.

EPC

Rating B-33.

EPC

B (33)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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