



9-11 Dacre Street, London SW1H 0DJ

Location

Adjacent to St James Park Underground Station and just off Victoria Street Dacre Street now faces the open boulevard of The Broadway, a large mixed use scheme that is adding to the huge increase in office and hotel occupancy in the area. The location is also popular with tourists. Buckingham Palace, St James Park, Houses of Parliament. The local area is popular 7-days a week with tourists and office workers. Notable operators nearby include Abokado, The Feathers, Farmer J, Itsu, Nostos Coffee and Starbucks amongst others. There is additional footfall driven by a local food market on Strutton Ground, a popular lunch spot.

For an understanding of the location please review [Google Street View](#).

Description

The premises are situated over ground floor only. Newly refurbished, the premises are being handed over in shell condition with capped off services ready for incoming tenants fitout.

We understand the Net Internal Area to be:

Ground	137 sq m	1,472 sq ft
--------	----------	-------------

Lease

The premises are available by way of new lease for terms to be agreed.

Rent

Rental offers in the region of £65,000 pax will be considered.

Planning

The premises benefit from E-Class use

Rating

The rateable value of the premises is to be assessed and interested parties should make their own enquiries.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

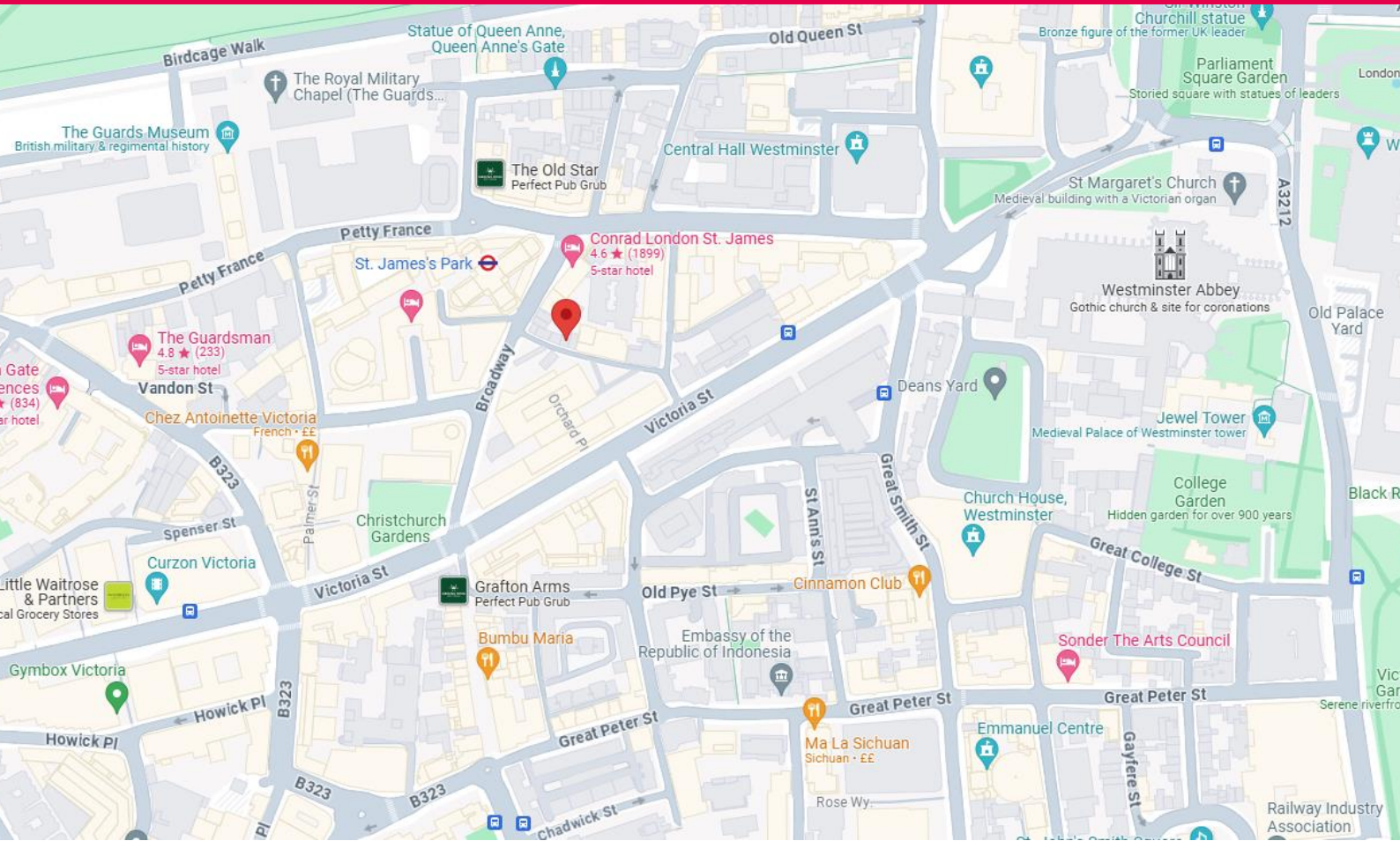
Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



**DAVIS
COFFER
LYONS**

NEW LEASE 1,472 SQ FT E-CLASS

VICTORIA / WESTMINSTER, SW1



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.