



50 BROADWAY

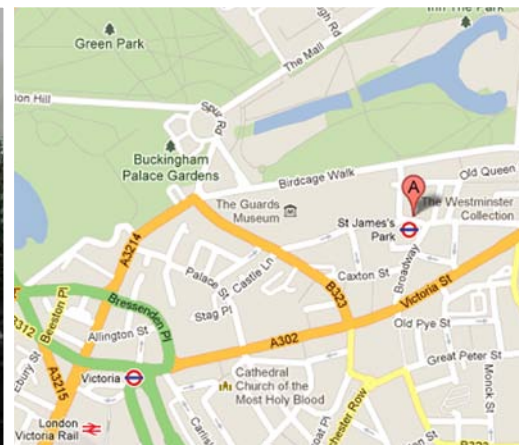
50 BROADWAY,
VICTORIA, LONDON

7,683 – 47,509 sq ft of excellent
office space in Victoria.



AMENITIES & SPECIFICATION

- Rent, business rates, service charge & utilities
- Repairs, maintenance & cleaning
- Four-pipe fan coil air conditioning
- Raised floor, wired for power and data
- Metal tile suspended ceiling
- Three passenger lifts
- Kitchenette on each floor
- Male, female and disabled WCs on each floor
- 24-hour access and staffed main reception
- 3 x passenger lifts
- Fit-out and furniture (if required)



Available on fixed-price terms, including all property costs, fit-out and data infrastructure

LOCATION

The property occupies a prominent position on Broadway, in close proximity to St James's Park.

Victoria has the benefit of excellent transport facilities. St James's Park Underground Station (Circle and District Lines) is located directly opposite the property whilst Victoria Mainline Railway Station, and Victoria (Victoria, Circle and District Lines) and Westminster (Circle, District and Jubilee Lines) Underground Stations are within short walking distance, and provide extensive access across London, the South of England, as well as a direct service to Gatwick International Airport.

DESCRIPTION

The property was rebuilt behind the retained façade in 2001. The available accommodation comprises 47,509 sq ft over the Lower Ground to Fourth floor. The space currently offers a mixture of open plan and cellular office space together with a suite of meeting rooms on the Ground floor. If taken as a whole the offices benefit from their own dedicated reception area.

ACCOMMODATION

Fourth floor	7,683 sq ft	714 sq m
Third floor	8,290 sq ft	770 sq m
Second floor	8,726 sq ft	811 sq m
First floor	8,649 sq ft	804 sq m
Ground floor	8,583 sq ft	797 sq m
Lower Ground floor	5,578 sq ft	518 sq m
Total	47,509 sq ft	4,414 sq m

INFORMATION / VIEWING:

For further information or to view, please contact:

+44 (0)20 7947 5300

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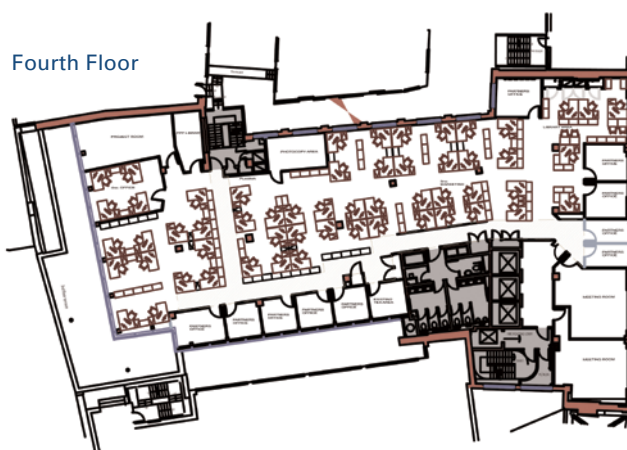
PROPOSAL

50 Broadway is available on either of the following bases:

Option 1: The Fourth floor – 7,683 sq ft on a sub-lease for a term expiring in December 2017.

Option 2: Lower Ground to Fourth floors – 47,509 sq ft either an assignment of a lease expiring December 2021 and a break option in December 2017 or a sub-lease to December 2017.

The lease will be drawn on effective full repairing and insuring terms, or alternatively, fully inclusive terms which will include all of the amenities and specification itemised above (as required).



APM
PROPERTY CONSULTANTS