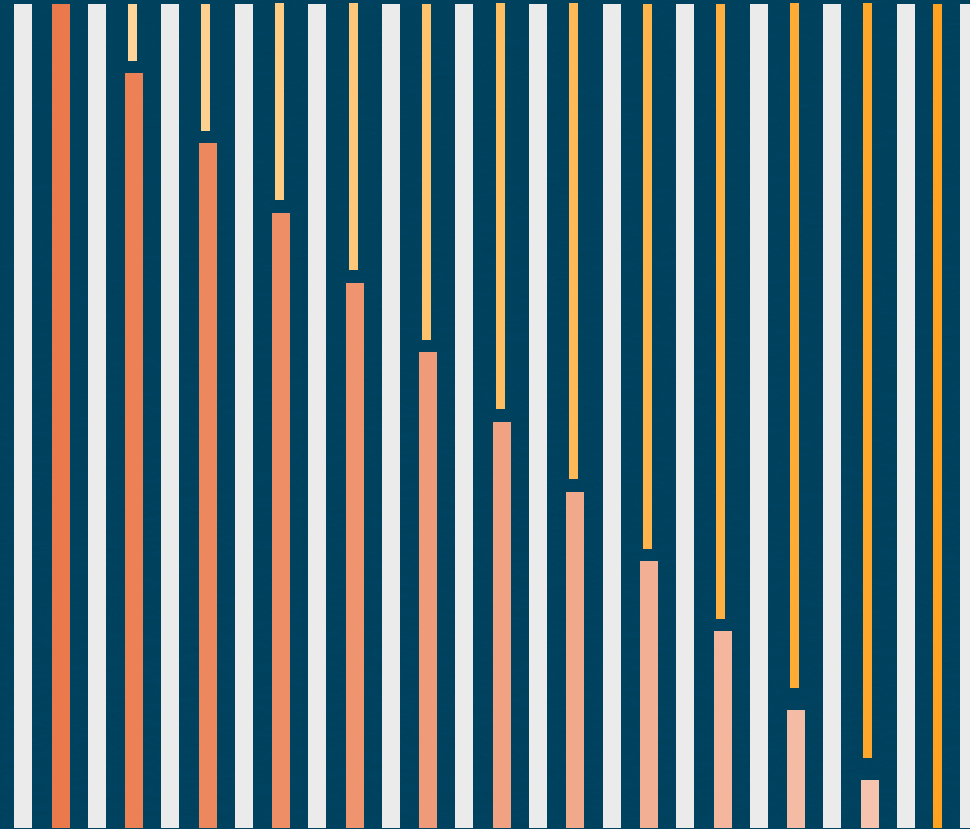


# forty nine

WHITEHALL SW1



1,700 - 8,578 SQ FT OF EXTENSIVELY  
REFURBISHED OFFICE ACCOMMODATION

4,350 SQ FT OF GROUND FLOOR RETAIL

# the building

The building will deliver high quality office accommodation over four upper floors, accompanied by a large communal roof terrace overlooking Parliament Square, Whitehall and Big Ben. The floors will be finished to a Category A specification with new M&E throughout.

## Specification



Extensive refurbishment throughout



New VRV air conditioning system



Reconfigured reception



New communal terrace



New raised floor



Cycle and shower amenity



New suspended ceiling with LED lighting



# the finer details



New communal roof terrace



New suspended ceilings and LED lighting



Fibre network pre-installed to office suites



VRV heating and comfort cooling system



Refurbished workspaces

The building is currently undergoing an extensive refurbishment, which will deliver high quality and well specified office accommodation that will be accompanied with a large communal roof terrace over looking Parliament Square, Whitehall & Big Ben.



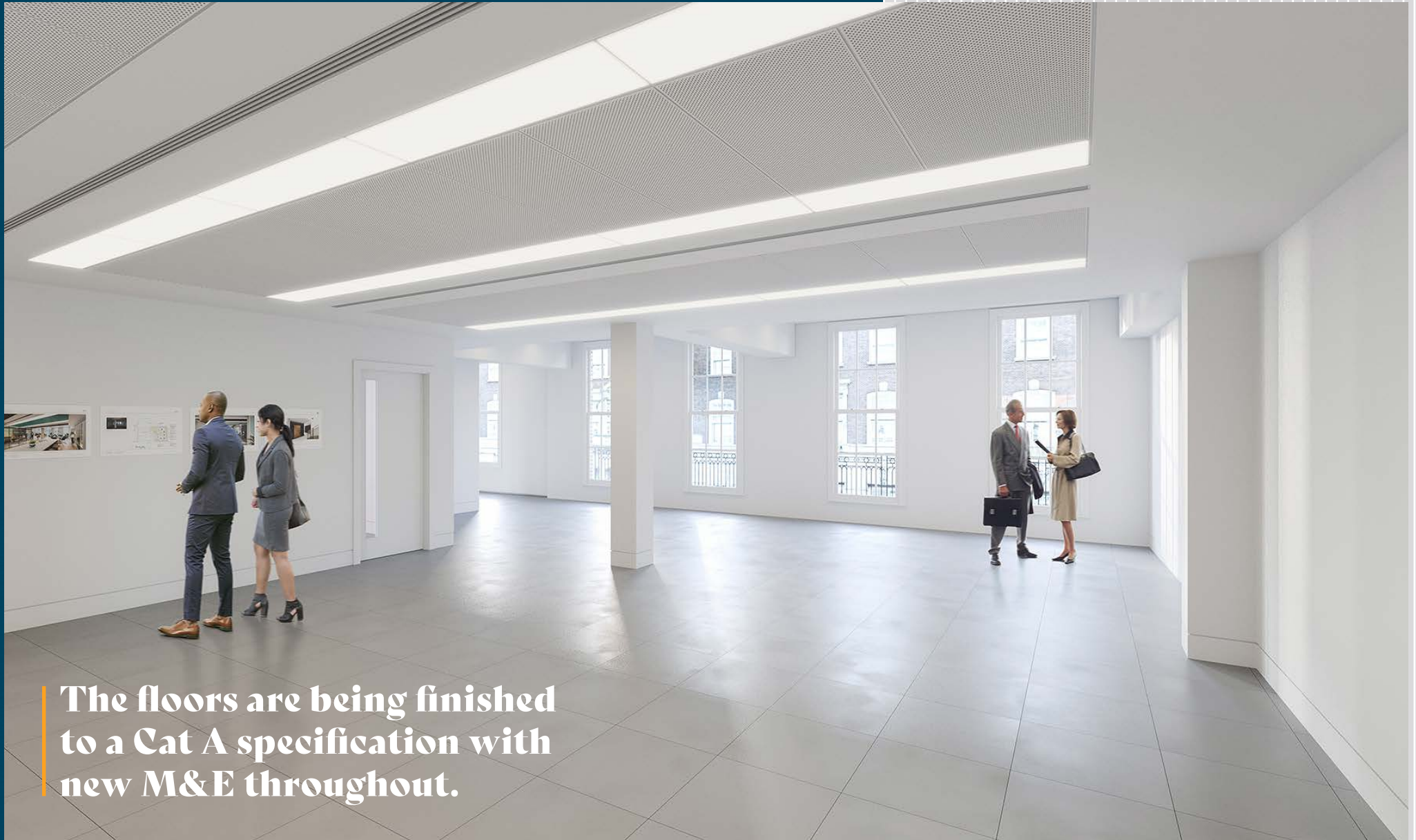
Roof terrace CGI

**Indicative Fitted Floor CGI (First floor, looking out onto Whitehall).**





## Cat A floor CGI



The floors are being finished to a Cat A specification with new M&E throughout.

# the space

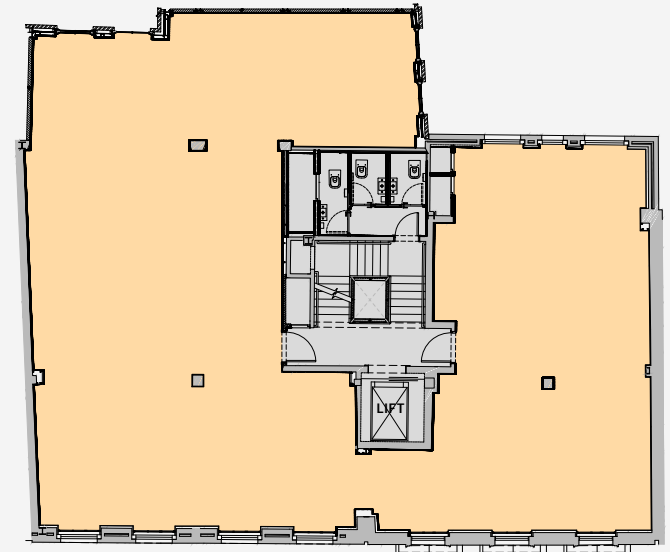
## Accommodation

Floor	Use	Sq Ft	Sq M
Roof Terrace	-	(650)	(60.4)
4th	Office	1,700	157.9
3rd	Office	2,271	211.0
2nd	Office	2,476	230.0
1st	Office	2,131	198.0
Terrace	-	(170)	(15.8)
<b>Office Total</b>		<b>8,578</b>	<b>796.9</b>
<b>Unit 1 - Ground</b>	Retail	1,540	143.0
<b>Unit 1 - Basement</b>	Retail	1,560	144.9
<b>Unit 2 - Ground</b>	Retail	970	90.1
<b>Unit 2 - Basement</b>	Retail	280	26.0
<b>Retail Total</b>		<b>4,350</b>	<b>404.0</b>
<b>Building Total</b>		<b>12,928</b>	<b>1,200.9</b>

\*The above-mentioned proposed floor areas are for guidance purposes only and will be verified upon the practical completion of the building works, so may be subject to change.

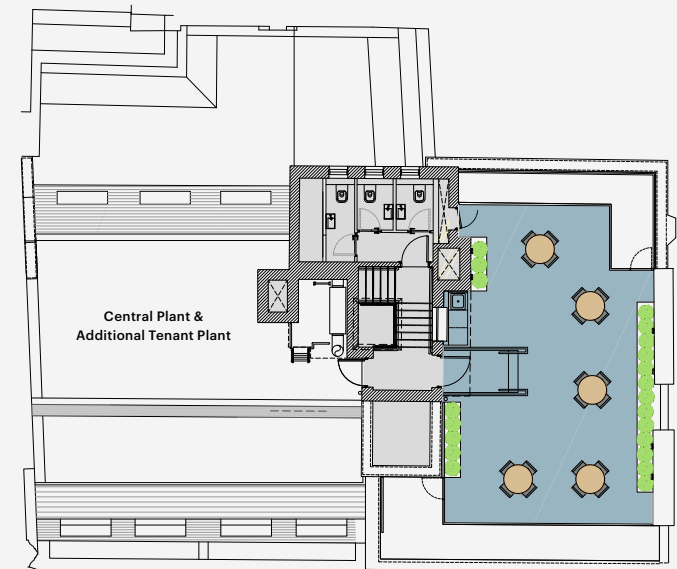
## typical upper floor

2,476 Sq Ft (230.0 Sq M)



Whitehall

## roof terrace



- Office
- Core
- Terrace



For indicative purposes only.  
Not to scale.

Whitehall

# local lifestyle

The building is ideally positioned, sitting amongst iconic landmarks and high end amenities.

Neighbouring vibrant Covent Garden and prestigious St James's, the area has a plethora of choice on the doorstep. Green spaces are in abundance, with the nearby Whitehall Gardens and St James's Park offering spaces in which to relax and unwind.



- 1 Trafalgar Square
- 2 South Bank
- 3 St James's Park
- 4 The Ivy, Covent Garden
- 5 Cafe Murano, Covent Garden

# getting around

Transport links are conveniently close by, with a number of stations easily accessible. Charing Cross is only a 2 minute walk, providing access to the Underground and National Rail networks.



## Local Amenities

SOFITEL

CORINTHIA  
HOTELS

OLE & STEEN  
LAGRANGE HOUSE

MR FOGG'S

WAHACA

WILD HONEY  
*St James*

THE IVY

HAWKSMOOR

## Connections



Walk times sourced from TfL.



# further information

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## viewings

Strictly through the sole letting agents.

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## terms

Upon request.

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## Contacts

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