

# 3 Wellington Place – Total area 10,765 sq m / 115,878 sq ft

AN **MEPC** ESTATE

Floor	Use	IPMS 3 sq m	IPMS 3 sq ft	GIA sqm	GIA sq ft	Status
<b>Ground – Suite 1</b>	<b>Office</b>	<b>315</b>	<b>3,392</b>			<b>Available</b>
Ground – Suite 2	Office	265	2,852			Let to Savills
Ground – Suite 3	Office	380	4,090			Let to Buro Happold
Ground – Unit 1a	Retail			134	1,437	Let to Caffè Nero
Ground – Unit 1b	Retail			146	1,570	Let to Buro Happold
Ground – Unit 2*	Retail			324	3,487	Let to Savills
First	Office	1,804	19,417			Let to HMRC
Second	Office	1,932	20,798			Let to HMRC
Third	Office	1,927	20,746			Let to HMRC
Fourth	Office	1,924	20,712			Let to Investec
Fifth	Office	1,614	17,377 <sup>†</sup>			Let to Mazars
<b>Total available sq m</b>		<b>315</b>				
<b>Total available sq ft</b>			<b>3,392</b>			
<b>Total sq m</b>		<b>10,161</b>		<b>604</b>		
<b>Total sq ft</b>			<b>109,384</b>		<b>6,494</b>	

\* This retail unit is capable of division † Roof terrace 2,961 sqft