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ST JAMES'S
MARKET
LONDON SW1

DISCOVER QUALITY FITTED SPACE IN ST JAMES'S MARKET

4,350 SQ FT (404 SQ M) TO LET

4,350 SQ FT OF IMPRESSIVE, FULLY FITTED, GRADE A OFFICE ACCOMMODATION. AVAILABLE AUGUST 2022

The office accommodation benefits from the following specification:

- > New reception and waiting area
- > Commissionaire
- > 24 hour access
- > 3x passenger lifts
- > Separate goods lift
- > Excellent natural light throughout
- > Metal tiled suspended ceiling
- > Recessed LED lights
- > Full access raised floors
- > Air conditioning
- > Demised Male and Female WCs
- > DDA compliant
- > Basement cycle storage and shower facilities

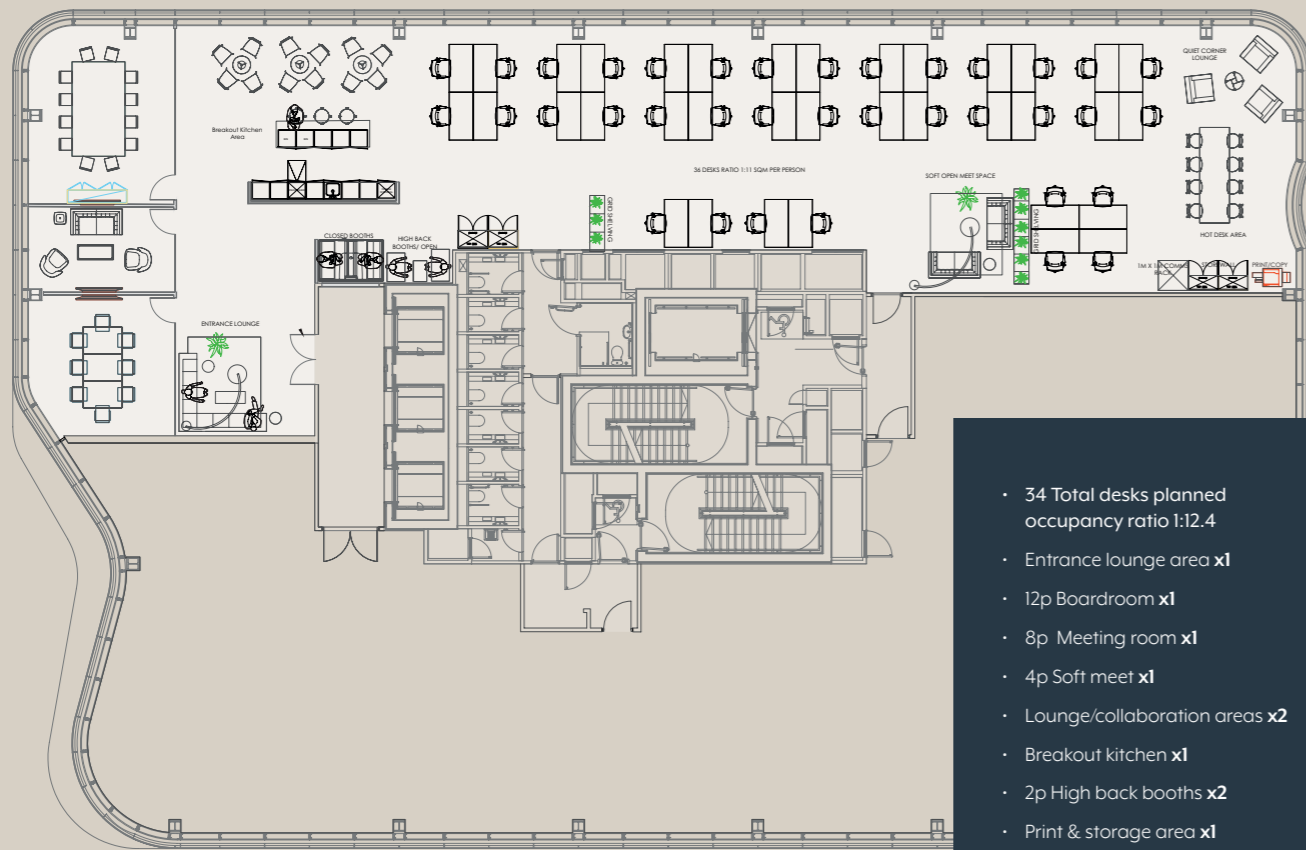


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- 34 Total desks planned occupancy ratio 1:12.4
- Entrance lounge area x1
- 12p Boardroom x1
- 8p Meeting room x1
- 4p Soft meet x1
- Lounge/collaboration areas x2
- Breakout kitchen x1
- 2p High back booths x2
- Print & storage area x1
- Hot desking area x1
- Soft open meet lounge x1

PART 2ND FLOOR PLAN

For illustrative purposes only, not to scale



Reception area



LOCATION

2 St James's Market is situated in a prime St James's location. Sitting in the heart of The Crown Estate and Oxford Properties new iconic office and retail scheme, there is no shortage of fine restaurants, café's and bars in the immediate surrounding area.

TERMS

Available on a flexible sub-lease on terms to be agreed up to March 2028.

CONTACT

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TRANSPORT

Transport links are excellent with easy access to Piccadilly Circus (Bakerloo and Piccadilly lines), Green Park (Jubilee, Victoria and Piccadilly Lines), Leicester Square (Piccadilly and Northern lines) and Charing Cross (Northern and Bakerloo lines and National Rail) all within walking distance.

QUOTING RENT

£110 per sq ft.

