

5th Floor, 60 St James's Street, London, SW1



Fully Fitted 5th Floor - Available To Let by Sublease or Assignment

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Location

60 St James's Street is a striking townhouse building located on the West side of St James's Street. Its prominent position provides immediate access to the best of St James's and Mayfair's restaurants, retail, clubs and hotels.

Transport

Transport links are excellent with Green Park (Jubilee, Piccadilly and Victoria Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) on the door step. The buildings proximity to Piccadilly also benefits from the numerous bus routes.

Description

The Fifth Floor is available in part or as a whole floor. 60 St James's Street has recently been comprehensively refurbished to provide top quality accommodation in a traditional St James's townhouse.

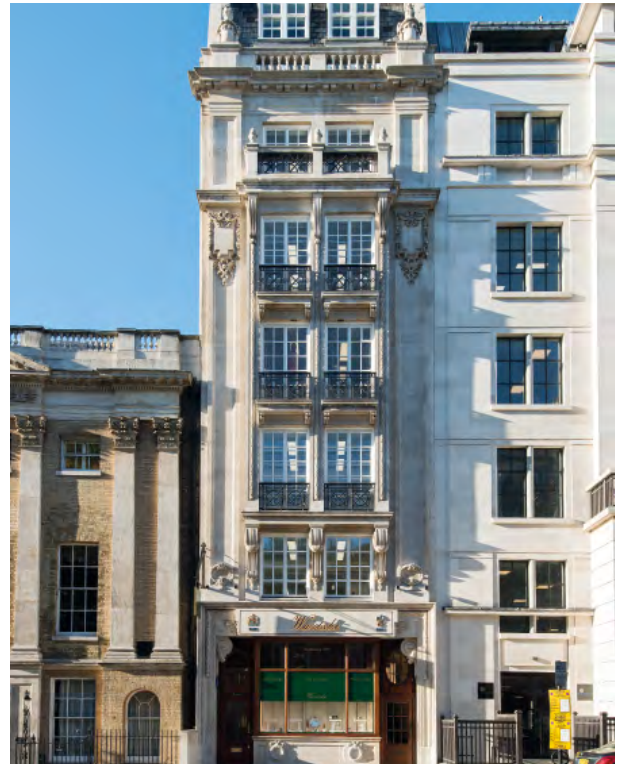
The floor is fitted to provide a combination of open plan workspace, private offices, meeting rooms and kitchen facilities. The floor has excellent natural light and benefits from a shared waiting area.

Specification

- Available in part or as a whole
- Fully fitted plug and play floor
- Plasterboard ceiling
- Recessed LED strip lighting
- Male and female WC's on the floor
- DDA compliant
- Under floor trunking
- 7 person passenger lift serving all floors
- New 3 pipe VRV heating and cooling system
- Concierge doorman
- Video link entry system
- Fibre ready

Accommodation

Description	sq ft	sq m
5th Floor	644-1,170	59.8-108.7
Total	644-1,170	59.8-108.7



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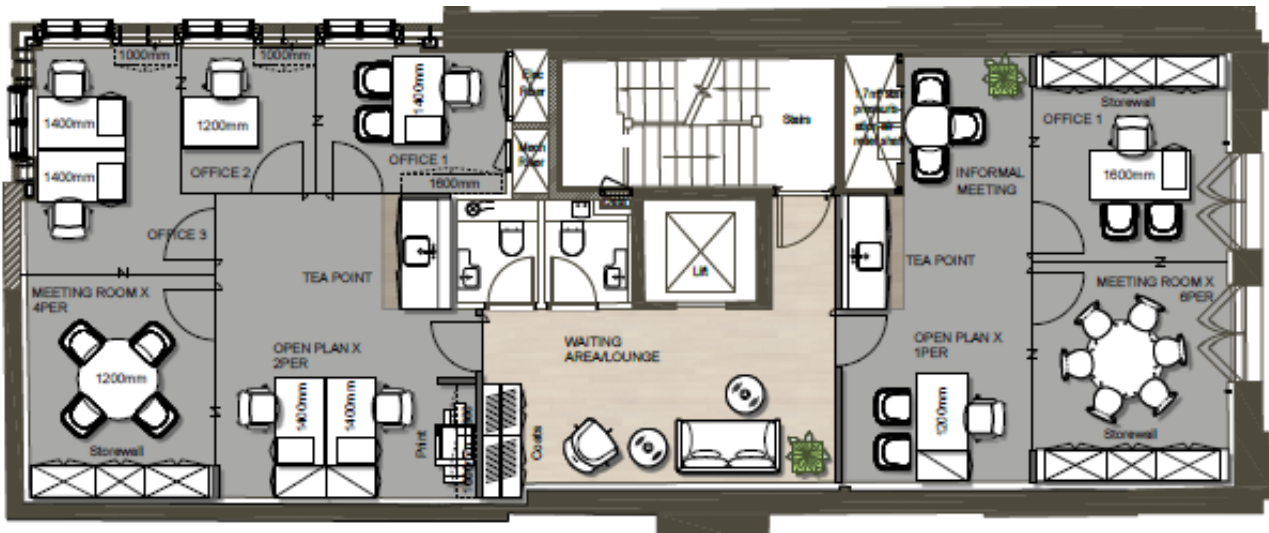
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Floor Plan/s

Not to scale, indicative only



Rent

Sublease - £86.00 psf
Assignment - Current passing rent is £100.00 psf

Service Charge

£15.30 per sq ft

Business Rates

£35.50 per sq ft

Lease Terms

Sublease until July 2025.

Further Information

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