

11-12 St James's Square, London, SW1

8,809 sq ft Fully Fitted CAT A Floor in Prime St James's Building

OFFICE

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Location

This well known property is prominently situated on the North side of St James's Square. Piccadilly Circus and Green Park underground stations is within a short walk of the property and the area boasts a wide choice of shops, cafes and restaurants, with numerous bus routes passing along Piccadilly.

Description

The property provides top quality offices behind a period façade. The available accommodation, which is accessed via an impressive, manned reception with security barriers, is fully fitted and provides predominantly open plan space with a suite of meeting rooms, kitchen facilities, outdoor terrace, reception etc. Please scroll down for a selection of common parts and internal photos.

Specification

- Kitchen
- Metal tiled suspended ceilings with recessed LG7 lighting
- Air conditioning
- Full access raised floors
- Commissionaire and 24/7 on site security
- Basement Showers and bicycle racks
- Fully fitted and ready to occupy.
- Terrace

Terms

An assignment of a FRI lease expiring in November 2028. There is a 6 month rent free period from November 2023.

Or:

A new sub lease is available expiring in November 2028, outside s24-s28 of the Landlord and Tenant Act 1954.

Vacant possession is currently targeted for Q4 2023/ Q1 2024.

Rent

£75.00 per sq ft

Rates

£31.68 per sq ft overall (2023-2024) excluding Crossrail supplement. Please make your own enquiries with Westminster Council to confirm.



Service Charge

£14.31 per sq ft (capped at £18.99 per sq ft + RPI annually)

EPC

Awaited.

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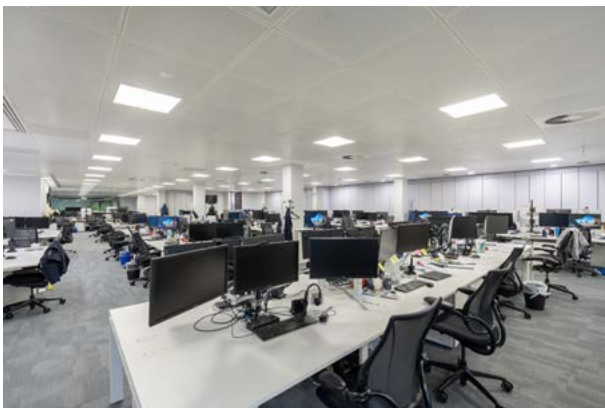


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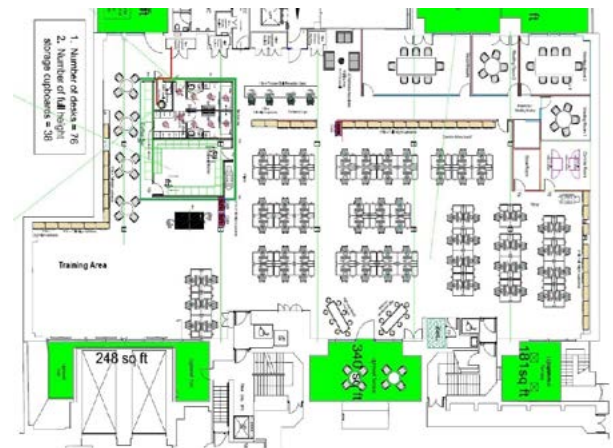
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Photos



Floor Plan/s

Not to scale, indicative only



Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Further Information

Viewing is strictly by appointment only, to arrange a viewing or for further information please contact joint agents:

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