

# REDUCED QUOTING RENT NOW JUST £30.00 PSF

## 31-32 St James's Street SW1A

Flexible Economical Short Term Office Space



Competitive Rent



Short Form Lease/  
Sign up quickly



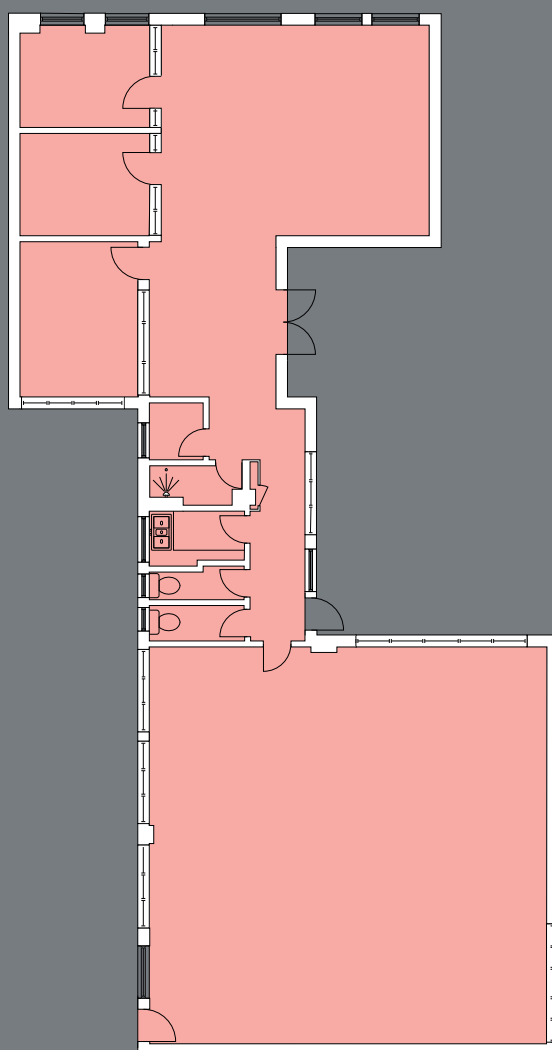
No Dilapidations



Fibre Ready



3 x Meeting Rooms, Tea  
Point, Shower and WC



1st Floor 1,858 sq ft

Lease to  
September 2022

Day 1 mutual  
break for ultimate  
flexibility

Quoting Rent:  
£30.00 psf

Service Charge:  
£10.00 psf

Approx Business  
Rates: £31.91 psf

EPC Rating E

4 min walk  
to Green Park  
Station

8 min walk  
to Piccadilly Circus  
Station

Regent Street Office Direct  
Alka Jotangia  
alka@rsofficedirect.com  
07826 946 336

Mellersh & Harding  
Sammy Conway  
sconway@mellersh.co.uk  
07741 198 724

THE CROWN  
ESTATE

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