

## New Instruction –Grade A refurbishment in prime St James’s 2 Duke Street, St James’s, London SW1

### Location

2 Duke Street is situated in a prime St James’s location close to the junction with King Street.

There are an abundance of fine restaurants, hotels, bars in close proximity.

### Transport

Transport links are excellent with easy access to Green Park (Jubilee, Victoria and Piccadilly Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) underground stations. In addition, there are numerous bus routes which pass along Regent Street and Piccadilly.

### Description

The floors which have been refurbished to include the installation of new fan coil air conditioning together with the following amenities/ specification:

- Kitchenette
- Demised WC’s
- New fan coil air conditioning
- Excellent natural light
- Private terrace (First Floor)
- Shower facilities
- Cycle storage
- Concierge who can provide administrative support to tenants



### Lease Terms

New five year leases from the Landlord

Rent £95.00 per sq ft

Rates £40.00 per sq ft (approximately)

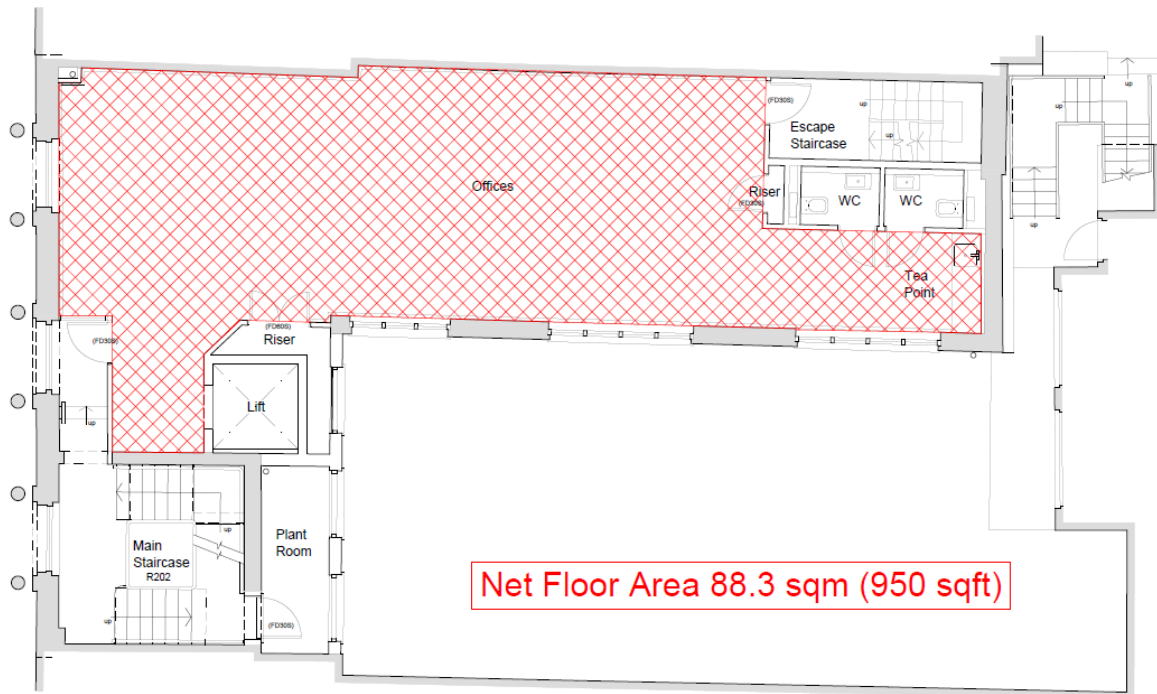
Service Charge £18.50 per sq ft

### Contacts

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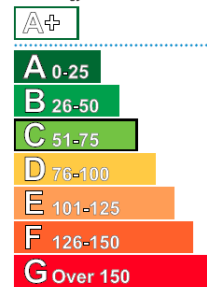
Floor	Per Sq Ft	Availability
4 <sup>th</sup> & 5 <sup>th</sup>	1,460	Under Offer
3 <sup>rd</sup>	955	Available
2 <sup>nd</sup>	950	Available
1 <sup>st</sup>	980	Available
<b>Total</b>	<b>4,345</b>	



**Indicative Floor Plan**



More energy efficient



**75** This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions