

TO LET

# 11-12 ST JAMES'S SQUARE

Lower Ground Floor – 5,360 sq ft

**NEWLY REFURBISHED CAT A SPACE**

LONDON, SW1



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## DESCRIPTION

12 St James's Square is a landmark, highly specified contemporary office building totaling 81,000 sq ft. It was comprehensively redeveloped in 2007 to provide modern Grade A accommodation.

The lower ground floor of 5,360 sq ft has been fully refurbished to CAT A offices. The majority of the space is in one large area with 5 individual rooms across the front of the building offering ready made meeting facilities and a natural reception area.



## SPECIFICATION

- Fully accessible raised floors
- 2.75 floor to ceiling height
- New metal tiles suspended ceiling
- New LED lighting
- Bike storage
- 3 x 10 passenger lifts
- Shower facilities



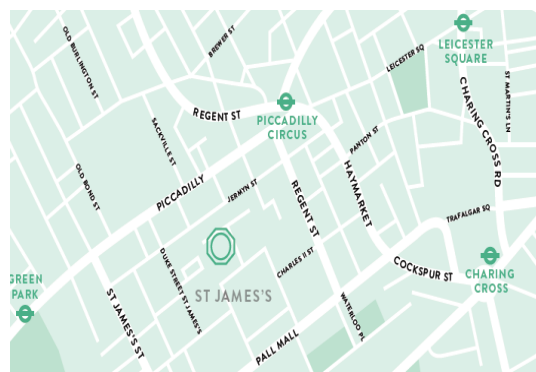
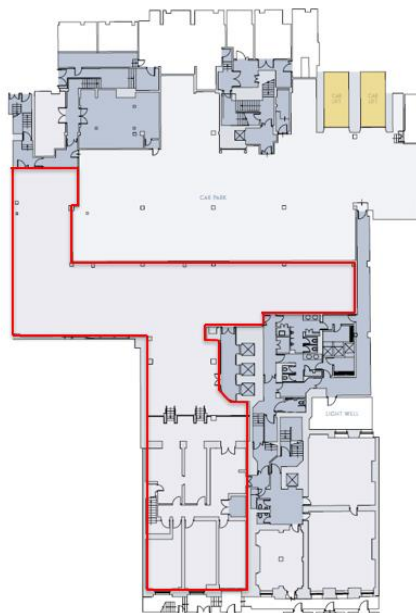
## LOCATION

Located in the north west corner of the square, the building is in close proximity to many exclusive bars, private clubs, cafes, restaurants and hotels of St James's. Green Park (Jubilee and Victoria lines) and Piccadilly Circus (Bakerloo & Piccadilly lines) are located within a few minutes walk.



## TERMS

- Lease: New lease direct from the landlord
- Rent: £49.50 per sq ft
- Rates: Est: £25.33 per sq ft
- Service charge: £10.95 per sq ft



## CONTACT US

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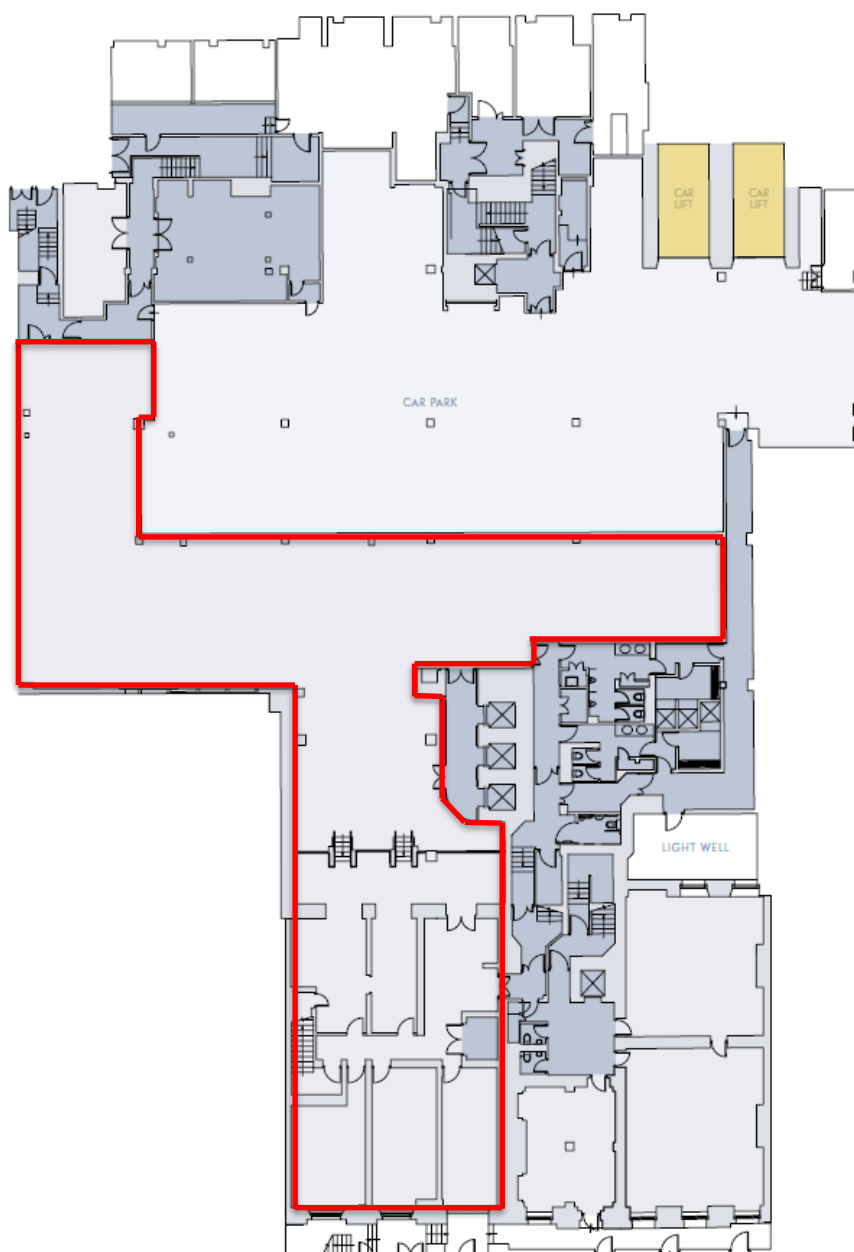
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