

## 2 St James's Street, SW1

Fully Fitted, Grade A Accommodation

4<sup>th</sup> Floor – 1,432 sq. ft.







### Location

The property is located on the east side of St James's Street close to the junction with Pall Mall and adjacent to St James's Palace. Green Park Underground Station (Jubilee, Piccadilly and Victoria lines) is a short walk to the north.

### Description

High quality, fully fitted office accommodation with excellent natural light and views over St James's Park. The building was newly developed in 2016 and is accessed through one of St James's most distinctive architectural office entrances.

### Transport Links

Green Park	 5 minutes
Piccadilly Circus	 8 minutes
Charing Cross	 12 minutes
Westminster	 15 minutes

### Amenities

The accommodation benefits from the following amenities:

- Fully fitted and furnished with high quality fit out
- 2.6m floor to ceiling height
- Fully accessible raised floor
- VRV air conditioning
- Occupation density 1:8 sq m
- Manned building reception
- 2 passenger lifts
- Stunning views over St James's Park

### Available Space

4<sup>th</sup> Floor – 1,432 sq. ft.

### Terms

A assignment or new sublease available until June 2021.

A new longer lease may be available by separate negotiation.

**Rent:** POA

**Rates:** £48.88 per sq. ft. (2019/20)

**Service charge:** TBC.

### Contact

For further information or to arrange a viewing, please contact:

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## Fitted Floorplan

