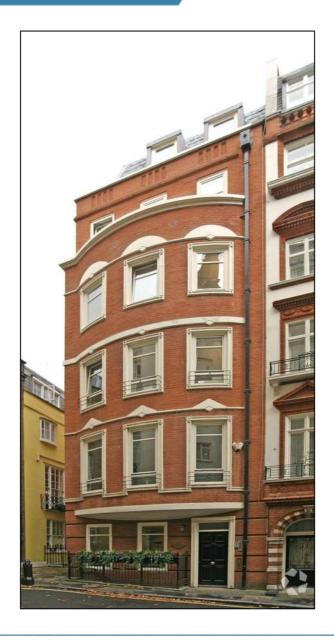


# 18A ST JAMES'S PLACE, SW1



Exceptionally High Quality Plug & Play Offices To Let

680 - 1,360 sq ft (63.17 - 126.34 sq m)

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#### LOCATION

In the heart of St James's, St James's Place is situated just off St James's Street, adjacent to the iconic Stafford Hotel and offers immediate access to the capital's finest hotels, restaurants and shopping facilities. Transport links are excellent with Green Park (Piccadilly, Victoria and Jubilee lines) and Piccadilly (Bakerloo and Piccadilly lines) underground stations all within easy walking distance of the building and immediate access via pedestrian footpath onto Green Park.

## ACCOMMODATION

The available accommodation comprises two bright offices which have recently been refurbished to a very high standard and are available fully furnished as follows:

 $2^{nd}$  floor: 680 sq ft 63.17 sq m  $3^{rd}$  floor: 680 sq ft 63.17 sq m

### **AMENITIES**

Newly Refurbished Large Manned Reception
Passenger Lift Shared Kitchen Facilities
Air Conditioning Available Fully Furnished
WC and Shower Facilities Shared Meeting Room

#### COSTS

ALL INCLUSIVE RENT (including utilities and cleaning):

 $2^{nd}$  Floor £125,000 pa  $3^{rd}$  Floor £125,000 pa

#### TERM

The floors are available on flexible new lease directly from the Landlord.

#### **VIEWING**

#### **Ross Blanchflower**

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#### James Harrison

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All costs plus VAT where applicable