

## 18A ST JAMES'S PLACE, SW1



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Exceptionally High Quality Plug & Play Offices  
To Let

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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 <sup>nd</sup> floor:	680 sq ft	63.17 sq m
3 <sup>rd</sup> floor:	680 sq ft	63.17 sq m

## AMENITIES

Newly Refurbished  
Passenger Lift  
Air Conditioning  
WC and Shower Facilities

Large Manned Reception  
Shared Kitchen Facilities  
Available Fully Furnished  
Shared Meeting Room

## COSTS

ALL INCLUSIVE RENT (including utilities and cleaning):

2 <sup>nd</sup> Floor	£125,000 pa
3 <sup>rd</sup> Floor	£125,000 pa

## TERM

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

## VIEWING

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**All costs plus VAT where applicable**