

FLEXIBLE
WEST END
WORK SPACE



31-32 ST JAMES'S STREET

4TH FLOOR



REGENT
STREET
OFFICE DIRECT

31-32 ST JAMES'S STREET

Available
4TH FLOOR,
1854 SQ FT



OVERVIEW

A fantastic property located on the corner of St James's Street and Jermyn Street, the heart of the West End, this property is surrounded by high end retail shops, restaurant and bars. This office offers easy access to Mayfair and Regent Street.

Local transport links are located within a short walking distance such as Piccadilly Circus station and Green Park station.

Accessed via St James's Street, the building entrance offers a traditional feel with original wooden features. The building benefits by a 6 person lift and the office space offers two recently decorated large open plan areas for working, each with great floor-to-ceiling heights. These are connected via a small corridor where a small tea point and WC's are located. The office offers plenty of natural light with fantastic views over St James's Street.

FEATURES

- 2x large offices
- Air conditioning
- Tea point
- Demised WC
- New carpet
- EPC rating - E

OUR TERMS

LEASE LENGTH:

Term certain until June 2021

BREAK CLAUSE:

Mutual break

BUSINESS RATES:

Payable approx. £31.91 psf

RENT

£30.00 PER SQ FT

Rents are quoted exclusive of VAT and business rates. Subject to contract.

Service Charge

£10.00 PER SQ FT

VIEWING

Strictly by appointment through the sole agents.

ALKA JOTANGIA /
LEASING EXECUTIVE

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