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**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

11-12 ST JAMES'S SQUARE | LONDON | SW1

HIGH QUALITY OFFICE SPACE TO LET

1,527 - 10,656 SQ FT



Location:

The building is located on the North West side of St James's Square. Given the building's location the transport links are excellent and the nearest underground stations are Green Park (Jubilee and Piccadilly Lines), Piccadilly Circus (Piccadilly and Bakerloo Lines) and Charing Cross (Northern, Bakerloo and Main Line) Stations are all within walking distance.

Description:

11/12 St James's Square was comprehensively redeveloped in 2007 to provide a sympathetic mix of modern Grade A office space benefitting from period rooms fronting St James's Square with modern open plan space behind. The space is available in suites from 1,127 sq ft or floors from 10,673 up to 22,482 sq ft.

Schedule of Areas:

3rd Floor	Sq ft	Sq m	Rent (psf)
Front	1,527	141.9	£69.50
2nd Floor			
Rear	9,129	848.1	£69.50
Total Available	10,656	990.0	-

Specification:

- * Impressive ground floor reception
- * Metal tile suspended ceiling with inset lighting
- * Four pipe fan coil air conditioning
- * Modern open plan floors
- * Fully accessible raised floor
- * Showers and changing facilities
- * 4 x passenger lifts
- * Goods Lift
- * Male, female and disabled access WC's
- * Car parking
- * Bicycle parking
- * Impressive period rooms with views into St James's Square

Terms:

By way of assignment or underlease for a term to expire October 2022. The floors are available either separately or as a whole.

Rates:

c.£49.32 psf

Service Charge:

c. £10.95 psf

Viewing:

Strictly by appointment through sole letting agents:

Edward Charles & Partners

020 7009 2300

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