

Flexible Lease Available – Small Prestigious Offices to be Let

12 St James's Place, London SW1



LOCATION: 12 St James's Place is located on the north side of St James's Place, overlooking Spencer House, with views to Green Park. It is superbly located for all hotels, restaurants and club facilities in the area and Green Park underground station (Victoria, Jubilee and Piccadilly lines) is within an easy walk via the pedestrian footpath leading to Green Park.



020 7522 8500

DESCRIPTION:

This period building has recently undergone substantial refurbishment to combine outstanding period features with the most up-to-date amenities and finishes. The available space comprises 2 rooms on the ground floor which **must be let together**.

Floor	Sq Ft	Sq M	Rent (£ psf)	Rates (£ psf)	Service Charge (£ psf)
Ground (rear)	285	26.48	£95.00	£41.00	£18.00
Ground (front)	160	14.86			
Total	445	41.34			

AMENITIES:

- Air conditioned throughout
- Cable management
- Kitchenette facilities
- Fibre in building (no wayleave required)
- Use of designated comms room
- Shower facilities and lockers
- Excellent floor to ceiling heights
- 24 hour access

TERM:

A new flexible effective full repairing and insuring lease, direct from the Freeholders.

RENT:

£95.00 per sq ft per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES:

Currently running at approximately **£41.00 per sq. ft.**

SERVICE CHARGE:

£18.00 per sq. ft to include cleaning of the demise and all utility costs.

EPC RATING:

To be provided.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWINGS:

Strictly by appointment via sole letting agents **MELLERSH & HARDING**

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