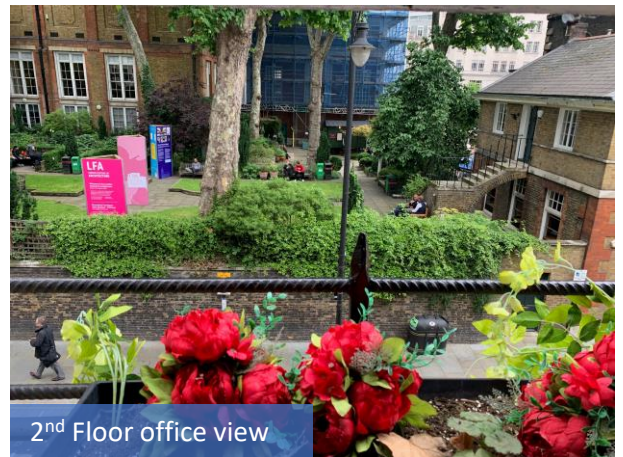


SELF CONTAINED OFFICE TO LET IN PRIME LOCATION

93 JERMYN STREET, ST JAMES'S, W1

1,547 SQ FT.



LOCATION

The premises is located on the south side of Jermyn Street close to the Junction of Duke Street and Jermyn Street. The property is situated within walking distance of Piccadilly Circus (0.2 miles - Piccadilly & Bakerloo Lines), Green Park (0.3 miles - Jubilee, Piccadilly & Victoria Lines) and Charing Cross (0.7 miles - Northern Lines) Underground Stations. The property is in close proximity to a number of local amenities such as Fortnum & Mason, St James's Square Garden, Gaucho Piccadilly, East India Club and many more.

GOOGLE MAPS - [LINK](#)

DESCRIPTION

This bright office comprises three floors including a large board room with connecting reception, kitchenette, sash windows, demised WC, carpeted flooring, wall mounted radiators and entry phone system.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

RENT

£116,025 per annum exclusive

BUSINESS RATES

Local Authority: Westminster

Current rateable value: £68,250

Interested parties are advised to make their own enquires.

POSSESSION

Upon completion of legal formalities

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AMENITIES

- Board Room
- Reception Area
- Wall mounted radiators
- Carpet Flooring
- Demised Kitchen and WC
- Sash Windows
- Entry Phone System

FLOOR AREA

Floor	m ²	ft ²
3 rd Floor	47.1	506.98
2 nd Floor	48.48	521.83
1 st Floor	48.17	518.49
Total	143.75	1,547



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