

Landmark Office Building - 120,000 sq ft to Let One Jermyn Street, St James's, SW1



Location

The property occupies a prominent position on Jermyn Street, between Haymarket and Regent Street St James's, on one of London's most globally recognised streets.

Transport

The building benefits from excellent transport links with Piccadilly Circus (Piccadilly and Bakerloo Lines) and Leicester Square (Piccadilly and Northern Lines) situated moments away and Green Park (Victoria, Jubilee and Piccadilly lines) Underground station a short walk away.

Charing Cross Station is also nearby, in addition Piccadilly, Regent Street, and Pall Mall are served by numerous bus routes.

Description

The landmark building extends to c.120,000 sq. ft, providing accommodation over Ground to Seventh Floors, with typical floor plates of 20,000 sq. ft. The building offers efficient floors with excellent natural light throughout.

Floor Areas

The net internal areas are approximately as follows:

Floor	Floor Area (Sq. Ft.)	Floor Area (Sq. M.)
7 th	6,970	647.5
6 th	17,442	1,620.4
5 th	19,761	1,835.5
4 th	20,147	1,871.7
3 rd	20,147	1,871.7
2 nd	20,147	1,871.7
1 st	10,107	939
Ground	5,279	490
Total	120,000	11,147

Accommodation

The accommodation will be re-instated to Category A condition and the large open plan floor plates benefit from excellent natural light via windows on three sides and a central atrium.

Specification

The building specification includes:

- Excellent natural light
- Large terrace on the 7th Floor
- Typical floor to ceiling height of 2.75m
- Ceiling mounted fan-coil air-conditioning
- Metal tile suspended ceiling
- Full access raised floor
- Male and Female WCs on each floor
- 24-hour building security
- Cycle racks
- Accommodation be re-instated to Category A specification

Terms

The accommodation is available on a new lease for a term by arrangement, from June 2019, on an effective FRI lease direct from the landlord.

Rent

£87.50 per sq ft

Business Rates

c.£31.00 per sq ft

Service Charge

c.£7.68 per sq ft

For further information or to arrange an inspection please contact:

Simon Tann

0207 747 0141

Simon.Tann@levyllp.co.uk

Callum MacDonald

0207 747 0142

Callum.MacDonald@levyllp.co.uk

Samantha Jones

0207 747 0140

Samantha.Jones@levyllp.co.uk

July 2018