



31-32 ST JAMES'S STREET

1ST FLOOR



THE CROWN
ESTATE



REGENT
STREET
OFFICE DIRECT

31-32 ST JAMES'S STREET

AVAILABLE 1ST FLOOR, 1,858 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 is benefited by a 6 person lift. The first floor office space offers two recently decorated large open plan areas for working. There are also 3 small partitioned offices, ideally used for meetings rooms and private offices. These are connected via a small corridor where a small tea point, shower and WC's are located. The office has great floor to ceiling heights and offers plenty of natural light with fantastic views over St James's Street.

RENT

£30.00 PER SQ FT

Rents are quoted exclusive of VAT. Subject to contract.

FEATURES

- 2x open plan working areas
- 3x small meeting rooms
- Air conditioning
- Tea point
- Demised WC and shower
- New carpet
- EPC rating D

OUR TERMS

Service charge:
£10.00 psf

Break clause:
Mutual break

Business rates:
Approx. £31.91 psf

VIEWING

Strictly by appointment through the sole agents.

DYLAN LAING
LEASING MANAGER

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