



60  
ST JAMES'S STREET  
LONDON SW1

1,184 sq ft  
fully fitted & furnished  
boutique office space  
in St James's

[60SJS.COM](https://60SJS.COM)



The second floor will be fitted out to the highest of standards suitable for a modern occupier

#### Specification

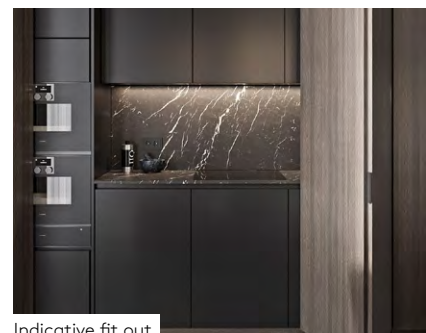
- Fully fitted and finished
- Plasterboard ceiling
- Recessed LED strip lighting
- Tea point
- Demised male and female WC's on every floor
- DDA compliant
- Under floor trunking
- 7 person passenger lift serving all floors
- New 3 pipe VRV heating and cooling system
- Video link entry system
- 1:10m<sup>2</sup> occupational density
- Meeting and board room with feature acoustically enhanced walls
- Fibre ready

#### Accommodation

Floor	Sq Ft	Sq M
Seventh	LET	LET
Sixth	LET	LET
Fifth	1,170	108
Fourth	1,181	109
Third	1,184	110
Second	1,184	110
First	LET	LET
Total	4,719	437



Indicative fit out



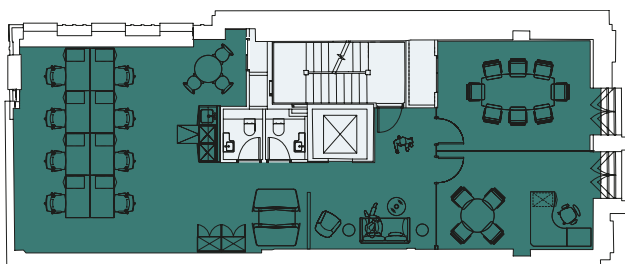
Indicative fit out



Indicative fit out

#### Second Floor

1,184 Sq Ft (110 Sq M)



Open plan desks	8
Private office/meeting room 1	
8 person meeting room	1
Meeting pod	1
Break out area/tea point	1

Plans for indicative purposes only. Not to scale.

Office  
Core



#### Viewing

Strictly through joint sole letting agents:

William Foster  
020 7861 1191  
william.foster@knightfrank.com

Nick Garcev  
020 7861 1458  
nick.garcev@knightfrank.com

Lizzie Mason-Jones  
020 7861 1507  
lizzie.mason-jones@knightfrank.com

#### Terms

Upon application.

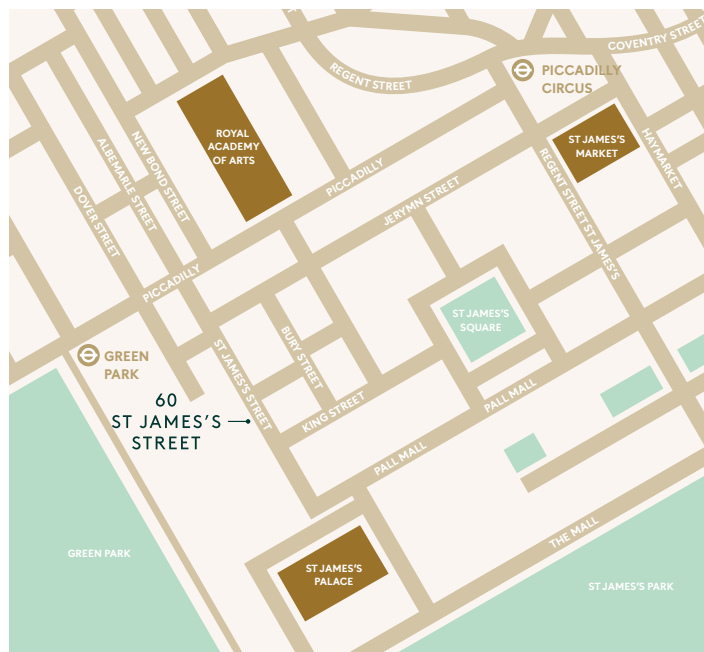
Simon Tann  
020 7747 0141  
simon.tann@levyllp.co.uk

James Elliott  
020 7747 0143  
james.elliott@levyllp.co.uk

Samantha Jones  
020 7747 0140  
samantha.jones@levyllp.co.uk

#### Location

60 St James's Street is easily accessible via Green Park (Jubilee, Piccadilly and Victoria Lines), St James's Park (District and Circle Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) tube stations, as well as nearby Victoria Railway Station with fast links to Gatwick Airport.



Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2019.

Designed & produced by cre8te 020 3468 5760 - cre8te.london