

12 St James's Square

London, SW1

GRADE A OFFICE ACCOMMODATION TO LET
7,208 – 18,554 SQ FT AVAILABLE



DESCRIPTION

12 St James's Square is a landmark, highly specified, contemporary office building totalling 81,000 sq ft. The building was comprehensively redeveloped in 2007 to provide modern Grade A accommodation with a mix of period rooms fronting onto St James's Square.

We are offering the 5th floor and 6th floor office accommodation which is of a grade A specification. In addition there is a kitchen, gym and conferencing room.

AMENITIES

- 2.6m floor to ceiling height
- 4 Pipe fan coil Air Conditioning
- Cycle storage
- 3 Car parking spaces
- On site large well equipped private gym facilities
- Dedicated shower facilities on floors
- Roof terrace on 6th floor
- 2 x balconies on the 5th floor
- Contemporary reception
- 4 x lifts
- Board rooms
- Dedicated lower ground storage.
- High quality Kitchen/breakout facilities

CONTACTS

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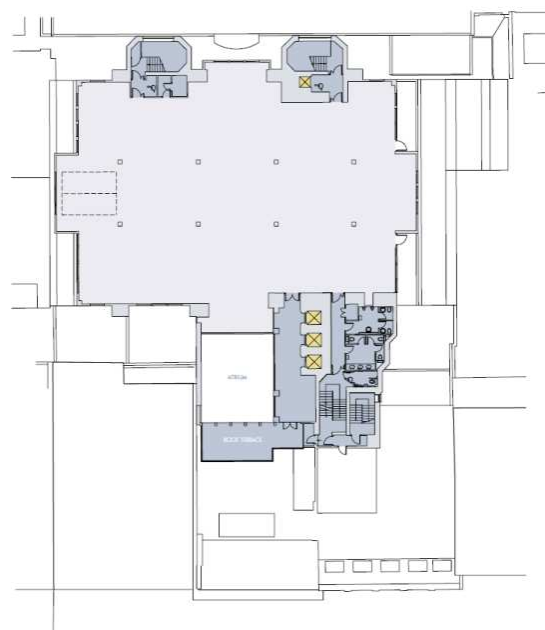
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TENANCY

Floor	Area (sq ft)	Area (sq m)
6 th	7,208	669.64
5 th	11,346	1,054.1
Total	18,554	1,723.7



6TH FLOOR FLOORPLAN – PLAN NOT TO SIZE, FOR INDICATIVE USE ONLY

LOCATION

Located in the North West corner of the Square it benefits from being in close proximity to the many exclusive bars, private clubs, cafes, restaurants and hotels of St James's. Communications are excellent with both Green Park (Jubilee and Victoria lines) and Piccadilly Circus (Bakerloo & Piccadilly lines) located within a few minutes walk.

TERMS

- Lease: A sublease or assignment of the existing lease until September 2022. Alternatively a new lease is available direct from the Landlord on terms by arrangement.
- Quoting rent: On Application
- Rates: Estimated £55.00 per sq ft
- Service charge: £10.95 per sq ft

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