



# 2 St James's Market, SW1

*Penthouse fitted office suite of  
2,325 sq ft with terrace.  
Grade A specification.  
Immediately available.*

# LOCATION

The offices are set in a fabulous location on the new St James's Market development, within a few minutes walk of an exciting range of retail, dining and cultural amenities of Mayfair and St James's.

There is a wide choice of transport links close by including Piccadilly Circus (Bakerloo & Piccadilly lines), Green Park (Victoria, Jubilee and Piccadilly lines), Leicester Square (Northern & Piccadilly lines), Charing Cross (Northern, Bakerloo and National Rail Services).



## Accommodation

The 7th floor penthouse office is accessed from an impressive double height reception. The suite of 2,325 sq ft can be acquired with/without furniture and benefits from an abundance of natural light, a built in tea point, an impressive boardroom and exclusive access to a large terrace with spectacular views across Central London.

## Specification

- Fitted Office Space
- Grade A Specification
- Penthouse Floor with Terrace
- Air Conditioning
- Raised Access Flooring
- Demised WC's
- Bike Racks & Shower Facilities
- DDA Compliant
- Extensive Range Of Amenities

## Viewing

Strictly through sole agent.

## Terms

A new sub-lease is available for a term until 18th February 2022.

Rent: £107.50 psf

Rates: c.52.50 psf

Service charge: £14.85 psf

## Contact

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**ADAMS BURNETT**  
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