



2

ST JAMES'S
MARKET

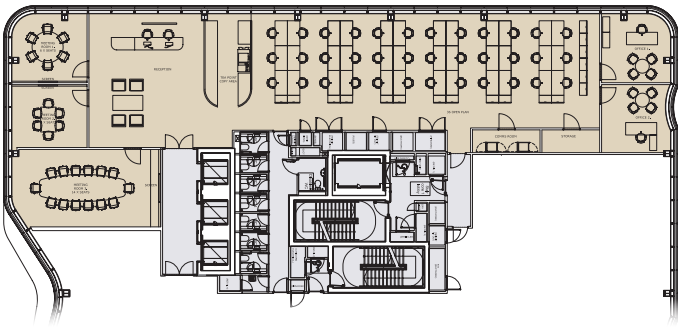
LONDON SW1

IMPRESSIVE NEW GRADE A OFFICES IN ST JAMES'S MARKET 4,350 SQ FT (404 SQ M) TO LET

4,350 SQ FT (404 SQ M) OF IMPRESSIVE NEW GRADE A OFFICE ACCOMMODATION ON PART SECOND FLOOR

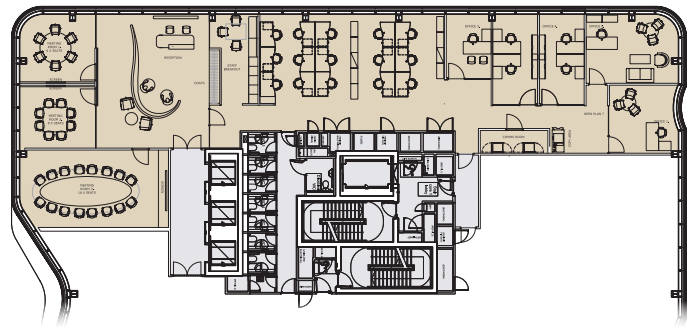
The recently developed building offers sustainable, dynamic office accommodation and benefits from the following specification:

- > New reception and waiting area
- > Commissionaire
- > 24 hour access
- > 3x passenger lifts
- > Separate goods lift
- > Excellent natural light throughout
- > Metal tiled suspended ceiling
- > Recessed LED lights
- > Full access raised floors
- > Air conditioning
- > Demised Male and Female WC's
- > DDA compliant
- > Basement cycle storage and shower facilities



PART 2ND FLOOR PLAN - OPEN

For illustrative purposes only, not to scale



PART 2ND FLOOR PLAN - CELLULAR







LOCATION

2 St James's Market is situated in a prime St James's location. Sitting in the heart of The Crown Estate and Oxford Properties new iconic office and retail scheme, there is no shortage of fine restaurants, cafés and bars in the immediate surrounding area.

TRANSPORT

Transport links are excellent with easy access to Piccadilly Circus (Bakerloo and Piccadilly lines), Green Park (Jubilee, Victoria and Piccadilly Lines), Leicester Square (Piccadilly and Northern lines) and Charing Cross (Northern and Bakerloo lines and National Rail) all within walking distance.

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