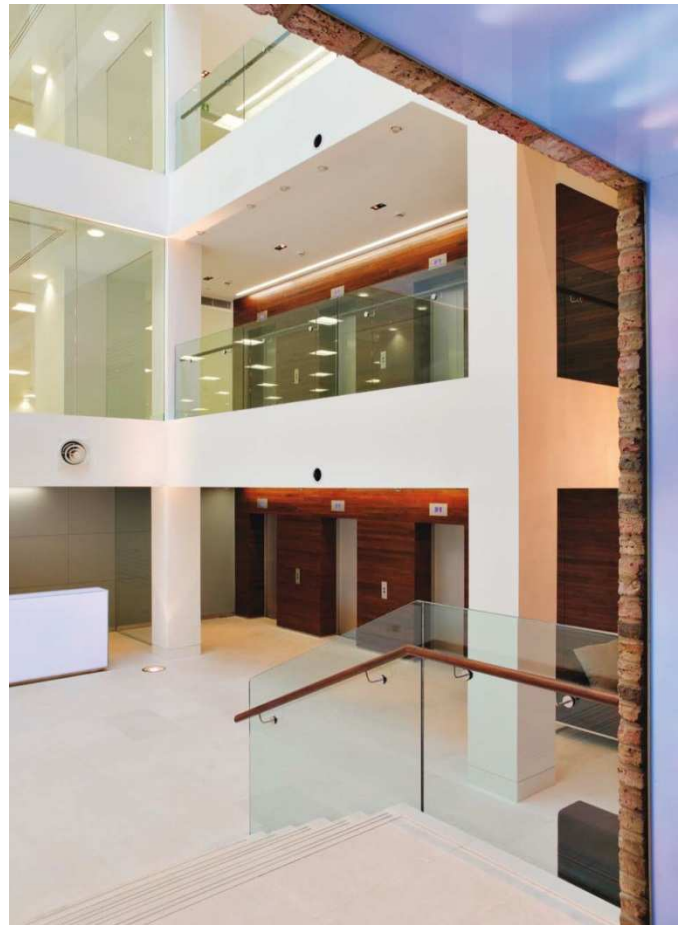


# 12 St James's Square

London, SW1

GRADE A OFFICE ACCOMMODATION TO LET  
1,490 – 8,698 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 lower ground and 6<sup>th</sup> floor office accommodation which is of a grade A specification. In addition there is a kitchen, gym and conferencing room. The space can be offered fully fitted or in a category A standard.

## CONTACTS

**Ralph Dorey**

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**Alex Kerr**

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## AMENITIES

- 2.6m floor to ceiling height
- 4 Pipe fan coil Air Conditioning
- Cycle storage
- 2 x car parking spaces
- Well equipped private gym facilities
- 3 x roof terraces
- 2 x balconies on the 5<sup>th</sup> floor
- Contemporary reception
- 3 x lifts
- Dedicated lower ground storage

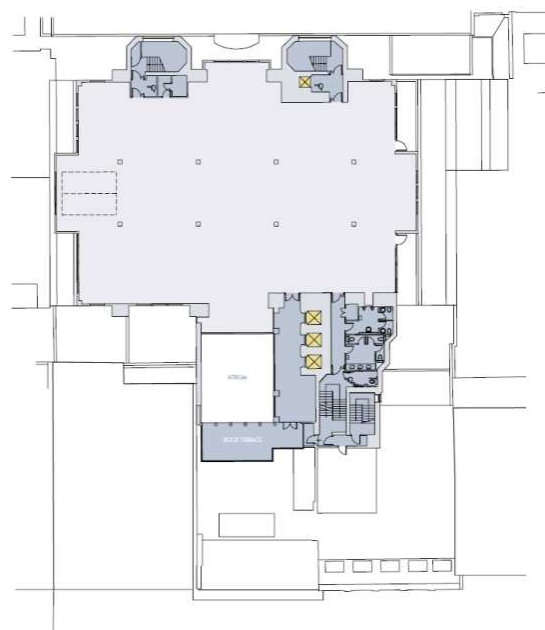
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## TENANCY

Floor	Area (sq ft)	Area (sq m)
6 <sup>th</sup>	7,208	669.64
Lower Ground	1,490	124.63
<b>Total</b>	<b>8,698</b>	<b>794.27</b>



6<sup>TH</sup> 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: Available by way of sublease until September 2022. (Alternatively a new lease is available direct from the Landlord on terms by arrangement.)
- Quoting rent: Rent passing at £125.00 per sq ft p/a
- Rates: Estimated £55.00 per sq ft p/a
- Service charge: £10.95 per sq ft p/a

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