

OFFICES TO LET

CONTACT

14 Newburgh St
Soho
LONDON
W1F 7RT

email: info@shbre.co.uk
www.shbre.co.uk

2 Duke Street, St James's, SW1Y 6BN

Approx. 2,410 SQ FT (223.8 SQM)

Description

Situated in the heart of St James's, 2 Duke Street provides open plan office floors with new fan coil air conditioning accessed via a modern passenger lift. The basement offers shower facilities and bike storage.

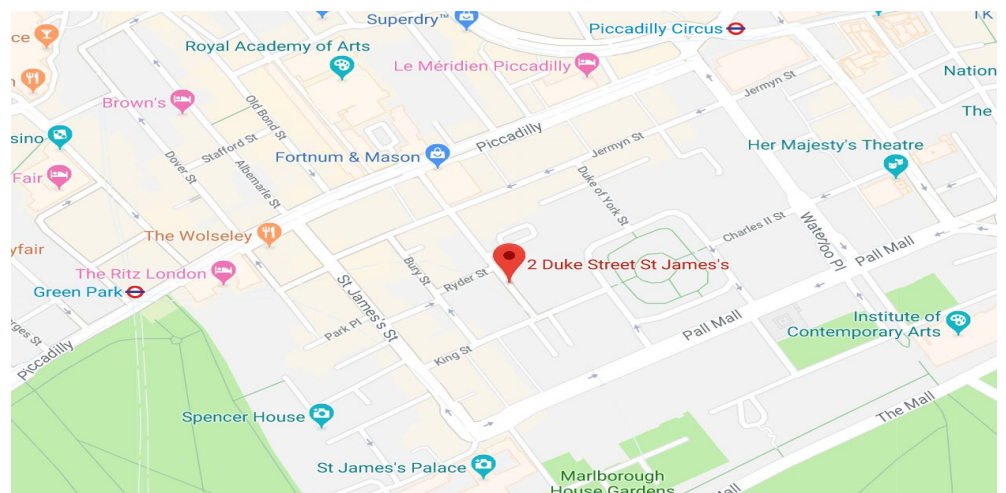


Specification and Amenities

- Excellent Natural Light
- Perimeter Trunking
- Demised WC's
- Fitted Kitchenette On Each Floor
- Bike Racks And Shower Facilities
- Passenger Lift

Location

2 Duke Street is situated in a prime St James's location close to the junction with King Street. There are an abundance of fine restaurants, hotels, bars in close proximity. Transport links are excellent with easy access to Green Park (Jubilee, Victoria and Piccadilly Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) underground stations.



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Schedule of Areas

Floor	Sq Ft	Sq M	Available
4th & 5th Floor	1,460	135.6	Immediately
3rd Floor	955	88.7	LET
2nd Floor	950	88.2	Immediately
1st Floor	980	91.0	LET
Total Offices	2,410	223.8	

Viewings

Strictly by appointment through SHB Real Estate or our joint agents Levy.

Lease Options

A new lease is available direct from the Landlord on terms by arrangement.

Terms

Rent: Quoting Rent – £92.50 per sq. ft.

Rates: Approx. £41.24 per sq. ft. 2018-2019.

S/C: Running at approximately £13.00 per sq. ft.



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