

New Instruction – Impressive Grade A Offices to Let in St James's Market **2 St James's Market, St James's, SW1**

Part 2nd Floor – 4,350 sq ft

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, café's 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.

Description



The approximate Net Internal Area is;

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





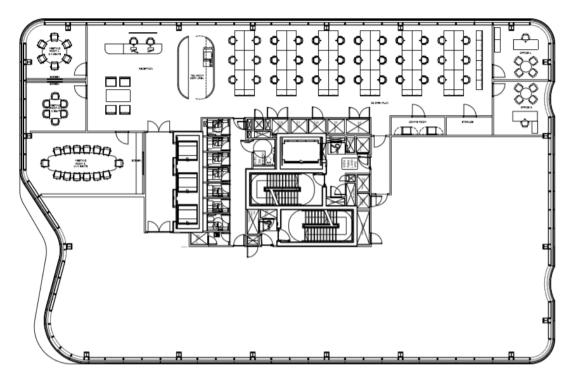
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Indicative Space Plan – Part 2nd Floor



The property is available by way of a sub-lease for a term until March 2023 or longer by arrangement on the following terms:

Rent: £97.00 per sq ft

Business Rates: £52.42 per sq ft

Service Charge: £14.58 per sq ft

For further information or to arrange an inspection please contact;

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