

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

Part 2<sup>nd</sup> 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.

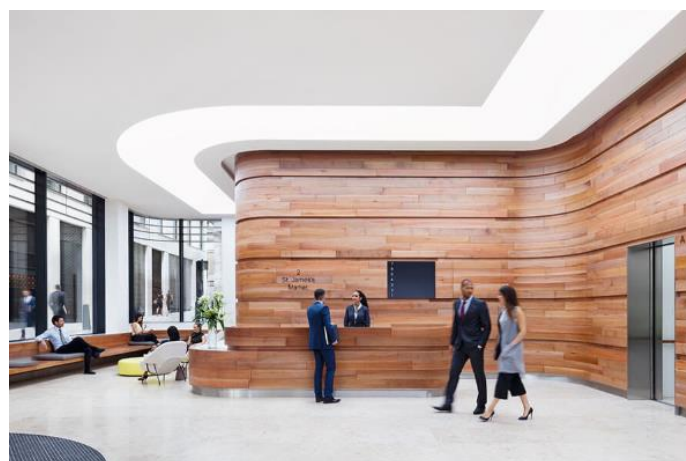
### Description

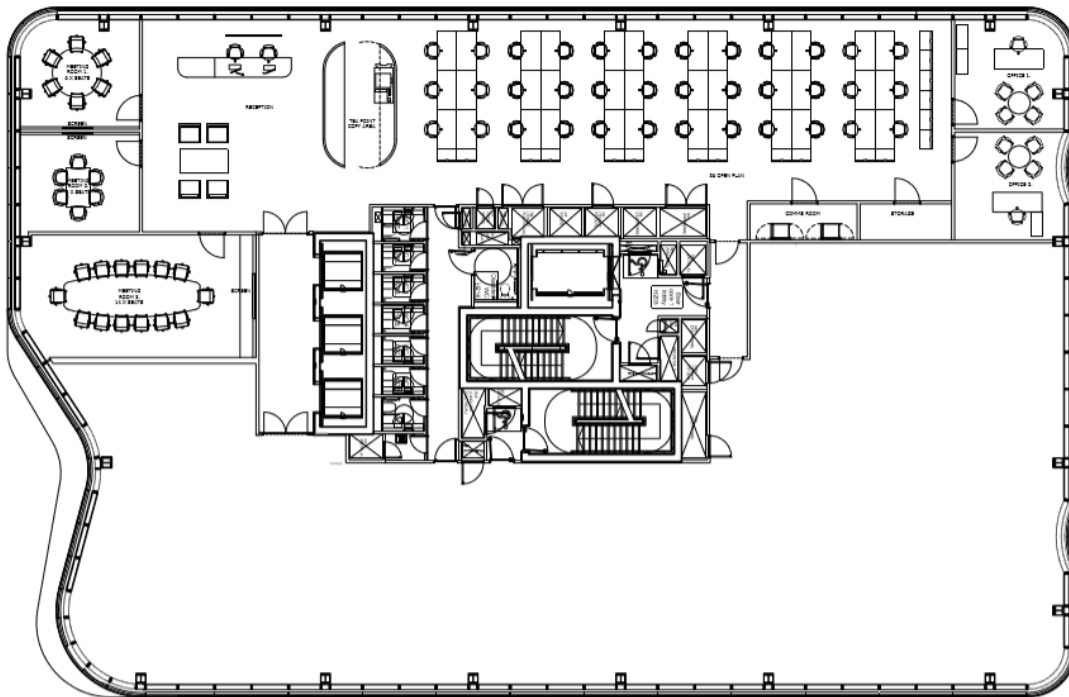
The approximate Net Internal Area is;

	<u>Sq Ft</u>	<u>Sq M</u>
<b>Part 2<sup>nd</sup> Floor*</b>	4,350	404

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



Indicative Space Plan – Part 2<sup>nd</sup> 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;

### Levy Real Estate

Simon Tann  
020 7747 0141  
[Simon.tann@levyllp.co.uk](mailto:Simon.tann@levyllp.co.uk)

James Elliott  
020 7747 0143  
[James.elliott@levyllp.co.uk](mailto:James.elliott@levyllp.co.uk)

Samantha Jones  
020 7747 0140  
[Samantha.jones@levyllp.co.uk](mailto:Samantha.jones@levyllp.co.uk)

### Joint Agents - Knight Frank

Julian Woolgar  
020 7861 1008  
[julian.woolgar@knightfrank.com](mailto:julian.woolgar@knightfrank.com)