



31-32 ST JAMES'S STREET

3RD FLOOR



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AVAILABLE 3RD FLOOR, 1,917 SQ FT



OVERVIEW

A fantastic property located on the corner of St James's Street and Jermyn Street, the heart of the West End, this property is surrounded by high end retail shops, restaurant and bars. This office offers easy access to Mayfair and Regent Street.

The third floor office space offers a large open plan area for working along with 3 meeting rooms/executive offices and a boardroom. These are connected via a corridor where a small tea point and WC's are located. The office has great floor to ceiling heights and offers plenty of natural light with fantastic views over St James's Street.

RENT

£35.00 PER SQ FT

Rents are quoted exclusive of VAT. Subject to contract.

FEATURES

- 3x meeting rooms / executive offices
- Boardroom
- Small kitchen
- Demised WC's
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OUR TERMS

Lease length:
3 years

Break clause:
6 months' notice

Service charge
£17.71 psf

Business rates:
Approx. £22.75 psf

VIEWING

Strictly by appointment through the sole agents.

THE CROWN ESTATE WORKPLACES

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