

## Elegantly Curated CAT A+ Fitted Offices in St James's, SW1 - To Let

**91 Jermyn Street**  
SW1Y 6JB

Office

**TO LET**

**1,689 to 3,553 sq ft**  
(156.91 to 330.08 sq m)

- Fully Fitted (18 desks, boardroom, 4-person meeting room, waiting area, kitchen & breakout)
- Refurbished private WCs & shower
- Passenger Lift
- Excellent natural light
- Fibre broadband-ready
- LED Lighting
- Air Conditioning
- Full Access Raised Floors

## Summary

Available Size	1,689 to 3,553 sq ft
Rent	£130 per sq ft
Rates Payable	£37.65 per sq ft
Rateable Value	£124,000
Service Charge	£10.42 per sq ft
EPC Rating	Upon enquiry

## Description

The 1st floor has been comprehensively refurbished and fully fitted to include 18 desks, an 8-person boardroom, 4-person meeting room, waiting area, breakout areas and kitchen. The space includes private WCs and a shower.

The 3rd floor is currently under refurbishment.

The building benefits from a passenger lift and refurbished reception lobby.

## Location

This character building is located on Jermyn Street, very close to St James's Square. Green Park (Victoria and Jubilee lines) and Piccadilly (Piccadilly and Waterloo lines) Underground Stations are within short walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,864	173.17	Available
3rd	1,689	156.91	Coming Soon
<b>Total</b>	<b>3,553</b>	<b>330.08</b>	

## Specification

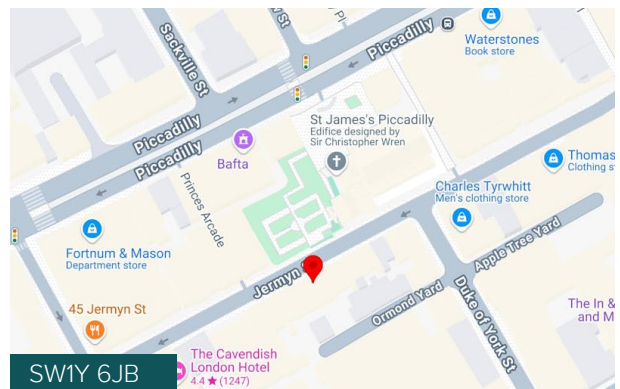
- Fully Fitted (18 desks, boardroom, 4-person meeting room, waiting area, kitchen & breakout)
- Refurbished Private WCs
- Passenger Lift
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## Viewings

Via joint agents Hanover Green & Levy Real Estate

## Terms

Available by way of a new lease direct from the landlord on terms by arrangement



## Viewing & Further Information



**Guy Milne**

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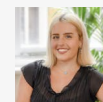
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