

One—Three

Crown Passage

St James's, SW1



Flagship Retail & Restaurant Opportunities

Unit 1 – 600 sq ft | Unit 2 – 2,200 sq ft

Location

The units form part of a new development delivering 34,600 sq ft of prime office space located in the eastern side of Crown Passage, in the heart of St James's, between King Street and Pall Mall. Green Park Underground Station (Victoria, Jubilee and Piccadilly Lines) is close by and the area is served by a range of shops, restaurants, bars and hotels.

Nearby occupiers include Pret A Manger, Lock & Co, Wrap It Up, Pikolino, Davy's at St James, 67 Pall Mall, Franco's, Maison François, Saint Jacques, 45 Jermyn St., and the renowned wine merchants Berry Bros. & Rudd Wine Shop.





More to discover

Restaurants

1. Wild Honey St James
2. Hawksmoor
3. Wiltons Restaurant
4. Chutney Mary
5. Arlington
6. Franco's
7. Estiatorio Milos London
8. 45 Jermyn Street
9. The Wolseley
10. Saint Jacques
11. 67 Pall Mall
12. Maison Francois
13. Cafe Murano
14. Ritz
15. The American Bar
16. Farmer J

Shops

17. Burlington Arcade
18. Cartier
19. Princess Arcade
20. John Lobb
21. Piccadilly Arcade
22. Paxton & Whitfield
23. Holland & Holland
24. Lock & Co. Hatters
25. Berry Bros. & Rudd Wine Shop
26. Fortnum & Mason
27. Atelier

The Opportunity



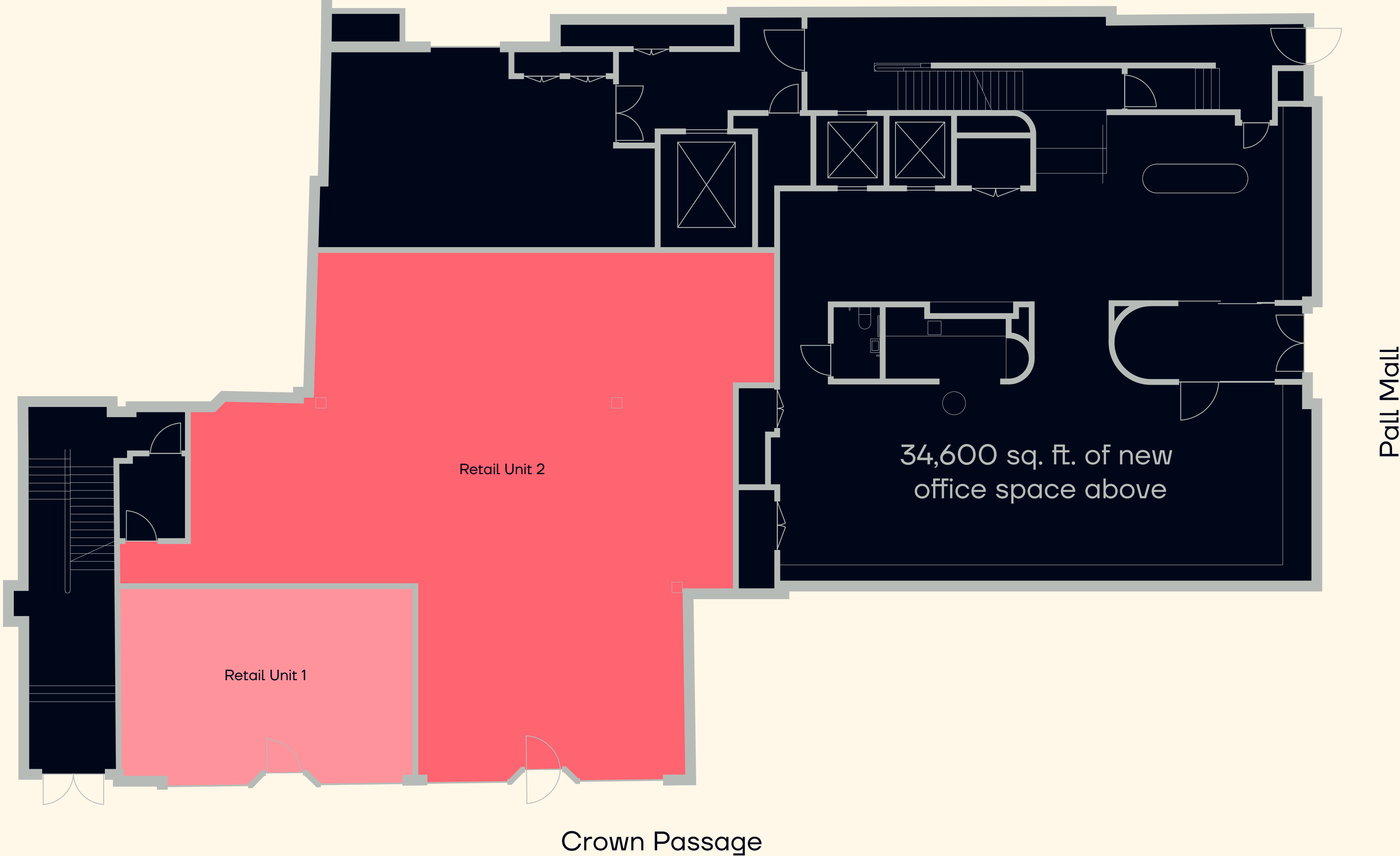
The units form part of a new office development and are arranged over ground floor only with the following net internal floor areas:

- Unit 1 - 600 sq ft | 55.74 sq m
- Unit 2 - 2,200 sq ft | 204.38 sq m

Tenure
The premises are available on new a lease for a term to be agreed.

The leases will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

Rent
Unit 1 - £60,000 per annum exclusive.
Unit 2 - £135,000 per annum exclusive.



*Plans subject to final measurement upon completion

Viewing

Please contact sole agents Levy Real Estate for further information & inspections.



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Further information

Handover Specification

The properties will be handed over in shell and core condition with capped off services.

Full extraction is possible in Unit 2.

Business Rates

The premises will be re-assessed once practical completion has been achieved.



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