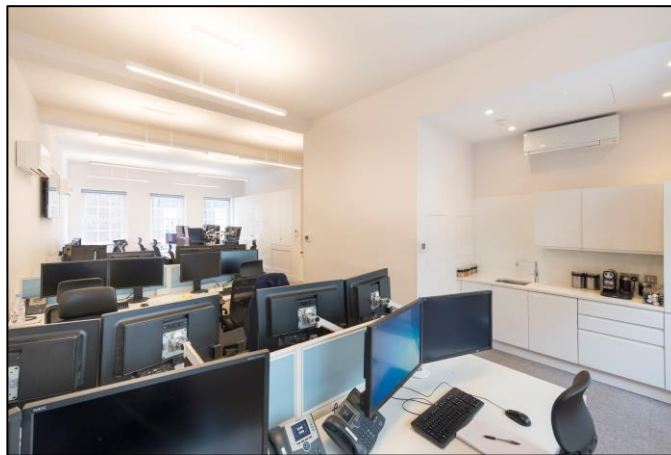


Grade II Listed Building with Contemporary Finishes

12 St James's Place

London SW1



Attractive Newly Refurbished Offices

1,105 sq ft / 1,390 sq ft / 1,550 sq ft approx. TO BE LET

LOCATION:

12 St James's Place is located on the north side of St James's Place, overlooking Spencer House, with views to Green Park. It is superbly located for all hotels, restaurants and club facilities in the area and Green Park underground station (Victoria, Jubilee and Piccadilly lines) is within an easy walk via the pedestrian footpath leading to Green Park.

020 7522 8500

DESCRIPTION:

This period building has recently undergone substantial refurbishment to combine outstanding period features with the most up-to-date amenities and finishes.

The 1st floor is currently furnished with 14 desks in open plan with two adjacent meeting rooms/ private offices. It has the following net internal floor areas:

Floor	Sq Ft	Sq M
1 st	1,105	102.66
Ground (rear)	285	26.48
Ground (front)	160	14.86
Total	1,550	144.00

AMENITIES:

- Air conditioned throughout
- Cable management
- Kitchenette facilities
- BT fibre available
- Automatic passenger lift
- Designated comms room
- Shower facilities
- 24 hour access

TERM:

A new effective full repairing and insuring lease, direct from the Freeholders.

RENT:

£95.00 per sq ft per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES:

Currently running at approximately £41.00 per sq ft.

SERVICE CHARGE:

TBC

EPC RATING:

To be provided.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

POSSESSION:

August 2017.

VIEWINGS:

Strictly by appointment via sole letting agents **MELLERSH & HARDING**

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