

3 Duke of York Street St James's, London SW1

NEWLY REFURBISHED OFFICE SUITES



444 sq ft (41.25 sq m) - 2,100 sq ft (195.1 sq m) approx.

TO BE LET

LOCATION:

3 Duke of York Street is in the heart of St James's on the corner with Ormond Yard between Jermyn Street and St James's Square. Both Piccadilly Circus and Green Park underground stations (Jubilee, Victoria, Piccadilly and Bakerloo lines) are close by and there are many buses that pass up and down Piccadilly.

020 7522 8500

ACCOMMODATION: The building has recently undergone a complete refurbishment and provides self-contained office floors on 1st – 4th floors with a meeting room facility and kitchen in the lower-ground floor. The accommodation has the following approximate net internal floor areas: -

Floor	Description	Sq Ft	Sq M	Availability
4 th	Offices	449	41.71	Available
3 rd	Offices	465	43.20	Available
2 nd	Offices	457	42.46	Available
1 st	Offices	444	41.25	Available
Lower-ground	Meeting Room	285	26.48	Available
Total	Offices	2,100	195.1	

AMENITIES:

- Newly fully refurbished
- Air conditioned
- Automatic passenger lift serving all floors
- Perimeter trunking
- Kitchenette facilities on each floor
- Excellent natural light
- 24 hour access

TERM: A new lease direct from the Freeholder for a term to be agreed.

RENT: £85.00 per sq ft per annum exclusive.

RATES: Each floor is separately rated and the rates payable range between approximately £20.20 per sq ft and £25.00 per sq ft, depending on the floor.

SERVICE CHARGE: To be advised.

EPC: To be advised.

VIEWING: Strictly by appointment through sole agents **MELLERSH & HARDING**