

## 6 St. James's Place, London SW1

SELF CONTAINED PERIOD OFFICE BUILDING IN THE HEART OF ST. JAMES'S



**2,165 sq ft (201.13 sq m) approximately**

**TO BE LET**

**020 7522 8500**

**Location:** This attractive property is located in the heart of St. James's, one of the most sought after and prime locations in the West End. The property lies on the Northern side of St. James's Place close to the junction with St. James's Street. Communications are excellent with Green Park (Victoria, Jubilee and Piccadilly lines) close by together with numerous bus routes which pass along nearby Piccadilly. The area also benefits from a number of exclusive restaurants, shops and hotels.

**Accommodation:** The property is a Grade II period office building and provides the following approximate net internal areas:

<b>Lower Ground Offices and Ancillary:</b>	469 sq ft (43.6 sq m)
<b>Ground Floor Offices and Reception:</b>	366 sq ft (34.02 sq m)
<b>First Floor Offices:</b>	449 sq ft (41.7 sq m)
<b>Second Floor Offices:</b>	454 sq ft (42.13 sq m)
<b><u>Third Floor Offices:</u></b>	<b><u>427 sq ft (39.68 sq m)</u></b>
<b>Total Area (Approximately):</b>	2,165 sq ft (201.13 sq m)

**Amenities:**

- 3 Person Automatic Passenger Lift
- Gas Fire Central Heating
- Kitchenette
- Attractive Period Features
- Good Natural Daylight
- Carpeting

**Terms:** The property is offered by way of a new full repairing and insuring lease for a term by arrangement.

**Rent:** £145,000 per annum exclusive

**Legal Costs:** Each party to be responsible for their own costs.

**Possession:** Immediate upon completion of legal formalities.

**Viewing:** Strictly by appointment with joint letting agents Mellersh & Harding and Horne & Harvey.

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**EPC RATING TO FOLLOW**