



Refurbished Office to Let

## Location

89 Jermyn Street is an attractive period building situated close to the junction with Duke of York Street, the building is well located with Green Park Underground Station ([Victoria](#), Jubilee and [Piccadilly](#) lines) being within easy walking distance.

## Accommodation

The building is arranged on 2<sup>nd</sup> and 3<sup>rd</sup> floors, with each floor being arranged primarily in open-plan arrangement, having the following approximate net internal floor areas :

Floor	Sq. Ft	Sq. M
3rd	431	40.04
2nd	582	54.06
<b>Total</b>	<b>963</b>	<b>94.10</b>

- Air Cooling
- LED Lighting
- New wood-effect flooring
- Good natural light
- Period features
- Roof terrace

## Lease

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

## Rent

£62.50 per sq. ft per annum exclusive of all the outgoings and VAT.

## Business Rates

The Rateable Value on the building is as follows:

2<sup>nd</sup> floor - RV £23,206.00

3<sup>rd</sup> floor - RV £16,851.00

## Service Charge

£6,000.00 per annum

## EPC

TBC

## Viewings

Strictly by appointment with the joint sole letting agent **MELLERSH & HARDING LLP**

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