

Fully Fitted Grade A Office Space

66 St James's Street London SW1



Contemporary Offices in a Prestigious building in St James's
1,630 sq ft (151.43 sq m) To Let

Location

66 St James's Street is located on the corner of St James's Street and St James's Place with excellent views down St James's Street, towards the Palace. 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

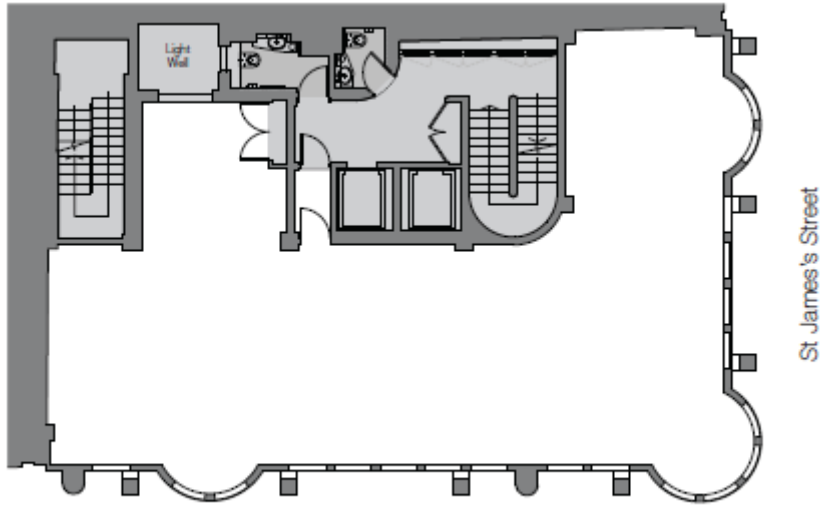
66 St James's Street is a corner building offering exceptional quality of light and features an exquisitely remodelled feature reception.

The first floor has been refurbished and is offered fully fitted, with new air conditioning and lighting. The corner vista offers a unique view, enhanced by the architectural detailing. The net internal floor area is approximately:

| Floor | Sq Ft | Sq M |
|-----------------|-------|--------|
| 1 st | 1,630 | 151.43 |



- Offered fully fitted
- Grade A office accommodation
 - Air conditioned
 - Commissionaire
- Excellent natural light
 - Passenger lift



St James's Place

Term

The floor is available on a new sub-lease/assignment for a term expiring 16/11/2020.

Rent

The passing rent is £163,000 per annum, exclusive of all outgoings plus VAT.

Business Rates

The Business Rates are estimated at £41.63 per sq ft for the year 2017/2018.

Service Charge

The Service Charge is approximately £13.75 per sq ft.

EPC

TBC

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

Viewings

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

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