

10 Charles II Street
London
SW1Y 4AA

mellersh
& harding
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Air-Conditioned office suite to Let in
St James's
687 Sq. Ft, 1,415 & 3,515 Sq. Ft to be LET

Location

10 Charles II street is situated on the North side of St Charles's II Street mid way between Regents Street and St James's Square. The nearest underground station is Piccadilly Square (Bakerloo & Piccadilly Line) and there are many bus routes that pass up Regents Street. The Crown Estate have been extensively redeveloping this part of St James's and it now benefits from a wide choice of cafes and restaurants.

Accommodation

The available accommodation is situated on the 2nd, 3rd and 4th floors, having the following net internal floor areas:

Floor	Sq. Ft
4 th	687
3 rd	1,415
2 nd	1,414
Total	3,516

These floors are available separately or together and are due to be refurbished once the current tenants vacate in April 2018.

Amenities

- Re-modelled entrance hall
- Air conditioned offices
- 8 person passenger lift
- Underfloor Trunking
- Kitchenette facilities
- Period Building

Lease

New flexible leases are available

Rent

£77.50 per Sq. Ft per annum exclusive

Service Charge

£12.00 per Sq. Ft per annum exclusive (Approx.)

Business Rates

TBC

EPC

TBC

Viewings

Strictly by appointment with the joint sole letting agent **MELLERSH & HARDING LLP** and **ROBERT IRVING BURNS**

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