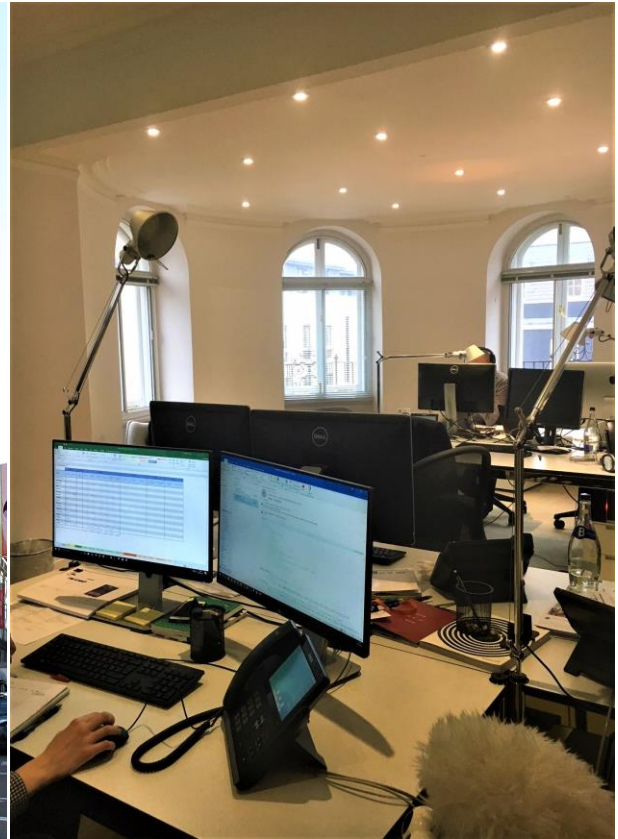


36 St James's Street
London SW1
New Instruction

mellersh
& harding
020 7522 8500
www.mellersh.co.uk



Refurbished Office Suite To Let
1,042 Sq. Ft (96.80 Sq. M)

Location

36 St James's Street is an attractive period building situated at the junction of Jermyn Street and St James's Street. Communications are therefore good with Green Park (Victoria, Jubilee & Piccadilly lines) and Piccadilly circus (Bakerloo & Piccadilly Lines) being within easy walking distance.

Accommodation

The offices are situated on the 5th floor, and have the following approximate net internal floor areas (to be confirmed on site)

Floor	Sq. Ft	Sq. M
5 th	1,042	96.80

- To be refurbished
- Comfort cooling
- Plaster Ceiling
- Corner building with good natural light
- Demised WC
- Passenger lift
- Tea Point

Lease

A new lease is available until April 2020, outside the 1954 Act.

Rent

£67.50 per Sq. Ft per annum

Service Charge

TBC

Business Rates

£36,480.00 per annum (2017-2018)

The tenant should make their own enquires with the local rating authority.

EPC

TBC

Viewings

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

Julian Leech
020 7522 8525

jleech@mellersh.co.uk

Jonathan Stern
020 7522 8517

jstern@mellersh.co.uk