

3 Duke of York Street, St  
James's, London, SW1

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& harding  
020 7522 8500  
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## Newly Refurbished Office Suite

449 sq. ft (41.71 sq. m) To Let

**\*\*Rent Reduction\*\***



### Location

3 Duke of York Street is in the heart of St James's on the corner with Ormond Yard between Jermyn Street and St James's Square. Both Piccadilly Circus and Green Park underground stations (Jubilee, Victoria, Piccadilly and Bakerloo lines) are close by and there are many buses that pass up and down Piccadilly.

## Description

The building has recently undergone a complete refurbishment and provides self-contained office floors on 1st and 4th floors. The accommodation has the following approximate net internal floor areas:

Floor	Description	Sq Ft	Sq M	Availability
4 <sup>th</sup>	Offices	449	41.71	Available
1 <sup>st</sup>	Offices	444	41.25	LET
<b>Total</b>	<b>Offices</b>	<b>893</b>	<b>82.96</b>	

## Amenities

- Newly fully refurbished
- Air conditioned
- Automatic passenger lift serving all floors
- Perimeter trunking
- Kitchenette facilities on each floor
- Excellent natural light
- 24 hour access

## Term

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

## Rent

£55.00 per sq ft per annum exclusive.

## Business Rates

Each floor is separately rated and the current rates payable are running at approx. £42.26 per sq. ft

## Service Charge

£15.00 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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