

90 Jermyn Street, London  
SW1 – **\*\*RENT REDUCTION\*\***

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& harding**  
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**Refurbished Offices to Let**  
431 sq. ft (40.04 sq. m) – 1,013 sq. ft (94.11 sq. m)

Location

90 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 2nd and 3rd floors are to be let together to provide 1,013 sq ft.

The 1st floor is to be let on its own to provide a self contained unit of 481 sq ft.

The floors are arranged primarily in open-plan layout, having the following approximate net internal floor areas :

Floor	Sq. Ft	Sq. M
3 <sup>rd</sup> (west)	431	40.04
2 <sup>nd</sup> (west)	582	54.06
<b>Total</b>	1,013	94.10

- Comfort cooling
  - LED Lighting
  - New wood-effect flooring
  - Fitted kitchenette
- Good natural light
  - Period features
  - Roof terrace (3<sup>rd</sup> floor west)
  - Demised WC's

Lease

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

Rent

2<sup>nd</sup> & 3<sup>rd</sup> floors - £57.50 per sq. ft per annum exclusive of all the outgoings and VAT.

Business Rates

2<sup>nd</sup> floor - The rates payable are approximately £21.60 per sq. ft.

3<sup>rd</sup> floor - The rates payable are approximately £30.89 per sq. ft.

Service Charge

£6,000.00 per annum + RPI linked increases



Viewings

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

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