

91 Jermyn Street,
St James's, London SW1

NEWLY REFURBISHED OFFICE SUITES



1,911 sq ft (177.54 sq. m) – 3,919 sq ft (364.09 sq m) approx.

TO BE LET

LOCATION:

Situated close to the junction with Duke of York Street, the building is well located with Green park (Victoria and Jubilee lines) and Piccadilly (Piccadilly and Waterloo lines) Underground Stations being within easy walking distance.

020 7522 8500

ACCOMMODATION: The building has recently undergone a complete refurbishment and provides self-contained office floors on 1st – 3rd floors with kitchen and shower room facilities. The accommodation has the following approximate net internal floor areas: -

Floor	Description	Sq M	Sq Ft	Availability
1 ST	Offices	177.55	1,911	Available
2 ND	Offices	186.57	2,008	Available
3 RD	Offices	145.70	1,568	LET
Total	Offices	364.09	3,919	

AMENITIES:

- New LED lighting
- New VRF Air conditioning
- New passenger lift
- New raised floors
- Contemporary entrance
- New showers on each floor
- Two balconies on 3rd floor

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

RENT: £85.00 per sq ft per annum exclusive of all the outgoing and VAT.

RATES: Each floor is separately rated and the rates payable approximately £35 per sq ft.

SERVICE CHARGE: £10.38 per sq ft

EPC: B-30

VIEWING: Viewings and further information can be obtained from the joint sole agents **MELLERSH & HARDING** and **JLL**.



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