



Preliminary Particulars

## 26 St James's Square London SW1



**2 Prime Modern Air-Conditioned Office Floors**

**1,915/3,841 sq ft (177.91/356.84 sq m) approx**

**To Be Let**

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These particulars are prepared as a general outline for prospective purchases or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

**Location:** The property occupies a prime position on the southern side of this internationally renowned Square with frontages to both St James's Square and Pall Mall. Green Park (Victoria, Piccadilly and Jubilee Lines). Piccadilly Circus (Bakerloo and Piccadilly Lines) and Charing Cross (Bakerloo, Northern and Mainline) stations are close by.

**Description:** The available accommodation comprises the entire 2<sup>nd</sup> and 3<sup>rd</sup> floors having the following approximate net internal areas:

<b>2<sup>nd</sup> floor</b>	1926 sq ft	(178.93 sq m)
<b>3<sup>rd</sup> floor</b>	1915 sq ft	(177.91 sq m)
<b>Total</b>	3841 sq ft	(356.84 sq m)

The premises are currently fitted out to provide essentially column free open plan offices enjoying excellent views overlooking St. James's Square. Both floors are due to be refurbished very shortly and are available either together or individually.

**Amenities:**

- Fully air conditioned
- Fully carpeted
- Superb outlook to St James's Square
- Excellent natural light
- Raised floors
- Two automatic passenger lifts
- Kitchenettes
- Impressive Ground Floor reception

**Terms:** The offices are available on the basis of a new lease for a term by arrangement excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

**Rent:** £85.00 per sq ft exclusive

**Legal Costs:** Each party to be responsible for their own costs

**Possession:** Immediate upon completion of legal formalities

**Viewings:** Strictly via sole letting agents Mellersh & Harding

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