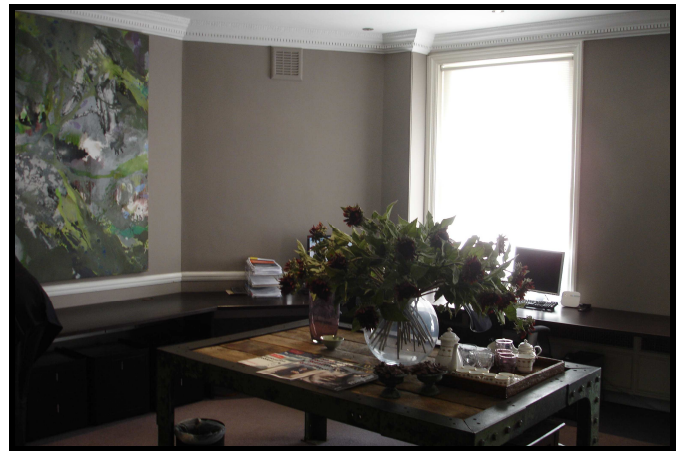




40 St. James's Place, London SW1

SELF CONTAINED GROUND FLOOR OFFICE SUITE



732 sq ft (68 sq m) approximately

TO BE LET

tel: 0207 522 8500
fax: 020 7522 8511
email: accounts@mellersh.co.uk

Kingsbury House 15-17 King Street London SW1Y 6QU

These particulars are prepared as a general outline for prospective purchasers 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: 40 St. James's Place is situated on the South side of this quiet cul de sac close to Duke's Hotel in the heart of St. James's. Communications are good with Green Park underground station (Victoria, Jubilee and Piccadilly Lines) being within a short walk via a pedestrian access through to Green Park from St. James's Place.

Accommodation: The offices provide a self contained ground floor suite having its own independent and direct access from the street. The offices have been very attractively furnished and have a net internal floor area of approximately 732 sq ft. They are currently divided to provide 3 offices/meeting rooms together with a large open plan area.

Amenities:

- Own independent ground floor entrance
- Central heating
- Cable managed throughout
- Furniture and telephones available if required by separate arrangement
- Recessed lighting with period features
- 24 hour access

Terms: Our clients are looking to assign their lease which expires on the 23rd September 2015. This lease is excluded from Sections 24-28 of The Landlord and Tenant Act 1954 (Part II) as amended.

Rent: The current rent passing is £31,110 (£42.50 per sq ft) per annum exclusive of all outgoings and VAT.

Premium: Premium offers are invited for the benefit of this leasehold interest.

Rates: We have been informed by our client that the rates payable for the current year equate to £20,370 per annum.

Service Charge: We are informed that the service charge on account for the current year equates to £10.34 per sq ft per annum.

Viewing: Strictly by appointment with sole agents Mellersh and Harding.

Jonathan Stern

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EPC RATING TO FOLLOW