

**\*\*\*NEW INSTRUCTION\*\*\***

**BYRON HOUSE  
7 – 9 ST JAMES'S STREET  
LONDON SW1A 1EE**



**FULLY-FITTED OFFICE FLOOR**

**4,287 SQ FT (398 SQ M) APPROX – TO BE LET**

**LOCATION:**

Byron House is situated on the East side of St James's Street, between the junctions of Pall Mall and King Street, in the heart of St James's. It is conveniently located for both Green Park and Piccadilly underground stations (Victoria, Piccadilly, Jubilee and Bakerloo Lines). The range of cafés, restaurants, parks, clubs and the shopping experience in the area is outstanding.

**020 7522 8500**

**DESCRIPTION:** The offices are situated on the 2<sup>nd</sup> floor, and are well fitted out, provided bright, air conditioned offices which are primarily arranged in open-plan, but benefit from an attractive reception, together with a series of differing sized meeting rooms, as well as a large kitchen.

**SPECIFICATION:**

- Fully-fitted offices
- Excellent natural light
- Raised floors
- Own WC/ shower facilities
- 24 hour access
- Air conditioned
- Passenger lift
- Commissionaire
- Recently redecorated common parts

**ACCOMMODATION:** The accommodation has the following approximate net internal floor area: -

| Floor  | Description | Sq Ft | Sq M |
|--------|-------------|-------|------|
| Second | Offices     | 4,287 | 398  |

**TERM:** Our clients are looking to assign their lease, which expires in March 2021 and is subject a rent review in March 2016, excluded from the security of tenure and statutory compensation provisions of the Landlord and Tenant Act 1954 (part II) as amended.

**PASSING RENT:** £50.00 per sq ft, per annum exclusive.

**CONSIDERATION:** Offers are invited for the benefit of our client's leasehold interest and fixtures and fittings.

**BUSINESS RATES:** Current business rates equate to approximately £26.82 per sq ft.

**SERVICE CHARGE:** The current service charge equates to £12.13 per sq ft.

**VIEWINGS:** Strictly via sole letting agents **MELLERSH & HARDING**

Jonathan Stern  
020 7522 8517  
[jsfern@mellersh.co.uk](mailto:jsfern@mellersh.co.uk)

George Reynolds  
020 7522 8524  
[greynolds@mellersh.co.uk](mailto:greynolds@mellersh.co.uk)