



# MELLERSH & HARDING

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**30 CHARLES II STREET, ST. JAMES'S  
LONDON SW1Y 4AE**

**FULLY FITTED, SELF CONTAINED, AIR CONDITIONED  
OFFICE FLOOR**



**2035 Sq ft (189 Sq m)**

**TO BE LET**

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**Kingsbury House 15-17 King Street London SW1Y 6QU**

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:** 30 Charles II Street is located on the south side of the street midway between St. James's Sq and Waterloo Place. It is well served by public transport with Piccadilly Circus and Green Park underground stations (Victoria, Jubilee, Piccadilly and Bakerloo Lines) being within a short walk and the many bus routes that pass up Regent Street.
- Description:** The accommodation comprises the entire sixth floor which is fully fitted and partitioned by demountable partitioning to create three meeting rooms/offices, a large open-plan area together with a kitchen and a Comms room.
- The net internal floor area is approximately 2,035 sq ft.
- Amenities:**
- Air-conditioning
  - Two automatic passenger lifts
  - Commissionaire
  - 3 Compartment under floor trunking
  - 24-hour access and security
- Lease:** New sub-lease to expire in December 2015 which will be excluded from 24-28 of the Landlord and Tenant Act 1954 (Part II) as amended.
- Rent:** £37.50 per sq ft per annum exclusive.
- Rates:** The current rates payable equate to £25.37 per sq ft approximately.
- Service Charge:** The service charge on account of the year ending 24<sup>th</sup> December 2012 is running at £11.33 per sq ft approximately.
- Viewing:** Strictly by appointment with sole agents Mellersh & Harding LLP.

Jonathan P Stern

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