

****NEW INSTRUCTION****

13 CHARLES II STREET

LONDON SW1



HIGH QUALITY ST JAMES'S OFFICE TO LET

2,540 SQ FT (235.97 SQ M) APPROX.

LOCATION: 13 Charles II Street is a highly prominent building on the north side of Charles II Street at the junction with St Albans Street between Regent Street and Haymarket. The property is located within easy walking distance of Piccadilly Circus (Piccadilly and Bakerloo lines) and Green Park (Piccadilly, Jubilee and Victoria lines) underground stations.

020 7522 8500

DESCRIPTION: The available accommodation comprises a fully fitted-out floor with kitchen, which is directly accessed from the double lifts. An open-plan space is offered, with a number of meeting rooms and a large boardroom. There is good storage space available on the floor, and additional storage in the basement.

SPECIFICATION:

- Raised floors
- Newly fitted-out kitchen
- Double height reception
- Commissionaire
- Two-pipe fan-coil air conditioning
- 2 x 8 person passenger lifts
- Changing rooms and showers in basement
- 24 hour access and security

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

Floor	Description	Sq Ft	Sq M
Third	Offices	2,540	235.97

TERM: An assignment is available for a term until 20th November 2024. There is a mutual rolling break from September 2019.

RENT: **£72.50 per sq ft** per annum, exclusive of business rates, service charge and VAT. An additional 138 sq ft of basement storage is added at **£15.00 per sq ft** for the duration of the lease.

BUSINESS RATES: £40.00 per sq ft per annum exclusive. Interested parties are advised to verify this figure with the VOA.

SERVICE CHARGE: The service charge is currently running at approximately £12.00 per sq ft.

EPC RATING: TBC

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via appointment with the joint sole letting agents **MELLERSH & HARDING and Morgan Pryce.**

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