

31 St James's Place, London,  
SW1A, 1NR

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& harding  
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Attractive self-contained Headquarters office building  
To Let  
2,850 Sq. Ft (264.76 Sq. M)



## Location

The property is located on the south side of this famous and discreet cul-de-sac; superbly located for all the hotel, restaurant and club facilities in the area.

Green Park underground station (Victoria, Jubilee and Piccadilly lines) is within an easy walk via a pedestrian footpath into the park nearby.

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 statement or representation 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 service or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

## Description

This attractive Georgian property offers excellent office facilities for an HQ having been modernised over the last couple of years. Being on a prominent corner (facing nearby Green Park) it offers unusually well-proportioned floors for a period building with good natural light. The property also benefits from:

- Gas central heating
- 100mb Fibre
- Fitted comms room
- Category 5 cabling
- Fitted kitchen
- Views across to Green Park
- Shower room
- Recently carpeted and decorated
- Elegant period style rooms
- Attractive entrance hall
- Entry phone security system

## Accommodation

The different floors offer a convenient combination of larger grand rooms at ground and first level with practical offices upstairs. The lower ground floor provides office space (with natural light) plus a kitchen, shower and purpose built comms area.

Floor	Sq. ft	Sq. M
3 <sup>rd</sup>	486	45.15
2 <sup>nd</sup>	528	49.05
1 <sup>st</sup>	513	47.66
Ground	483	44.87
Reception	45	4.18
L/ground	522	48.49
Store	273	25.36
<b>TOTAL</b>	<b>2,850</b>	<b>264.76</b>

## Terms

Available on a new lease from the owner, for a term by arrangement. To be contracted outside the Landlord & Tenant Act 1954 Part II.

## Rent

£205,000 per annum exclusive (£71.93 per sq. ft).  
(The property has not been elected for VAT purposes.)

## Business Rates

The current rates payable equate to £27.01 per sq. ft approx.

## Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

## EPC

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## Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

Jonathan Stern  
020 7522 8517

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