3 Duke of York Street, St James's, London, SW1

mellersh & harding 020 7522 8500 www.mellersh.co.uk

Newly Refurbished Office Suite 449 sq. ft (41.71 sq. m) To Let **Rent Reduction**





Location

3 Duke of York Street is in the heart of St James's on the corner with Ormond Yard between Jermyn Street and St James's Square. Both Piccadilly Circus and Green Park underground stations (Jubilee, Victoria, Piccadilly and Bakerloo lines) are close by and there are many buses that pass up and down Piccadilly.

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

The building has recently undergone a complete refurbishment and provides selfcontained office floors on 1st and 4th floors. The accommodation has the following approximate net internal floor areas:

Floor	Description	Sq Ft	Sq M	Availability
4 th	Offices	449	41.71	Available
1 st	Offices	444	41.25	LET
Total	Offices	893	82.96	

Amenities

- Newly fully refurbished
- Air conditioned
- Automatic passenger lift serving all floors
- Perimeter trunking
- Term

A new lease direct from the Freeholder for a term to be agreed.

All-Inclusive Rent

£49,500 per annum, subjkect to annual RPI linked increases.

EPC

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Legal Costs

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

Viewings

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

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- Kitchenette facilities on each floor
- Excellent natural light
- 24 hour access