

**\*\*\*New Instruction\*\*\***

41 St James's Place  
London SW1



Attractive Period Office Floor

413 sq ft approx.

TO BE LET

**LOCATION:** 41 St James's Place is located on the south side of St James's Place, close to Duke's hotel. It is superbly located for all hotels, restaurants and club facilities in the area and Green Park underground station (Victoria, Jubilee and Piccadilly lines) is within as easy walk via the pedestrian footpath leading to Green Park.

**020 7522 8500**

**DESCRIPTION:** The available accommodation is situated on the 2<sup>nd</sup> floor, having an approximate net internal floor area of 413 sq ft. Once the current tenants vacate, it is due to be redecorated and re-carpeted and is primarily arranged as two separate rooms.

**AMENITIES:**

- To be redecorated and re-carpeted
- Centrally heated
- Period offices
- 24 hour access

**TERM:** A new lease direct from the Freeholders, for a term to be agreed.

**RENT:** **£28,500** per annum exclusive of business rates, service charge and VAT.

**BUSINESS RATES:** From 1<sup>st</sup> April 2017 the rates payable are estimated at approximately £13,190 per annum.

**SERVICE CHARGE:** TBC

**EPC RATING:** To be provided.

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

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

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