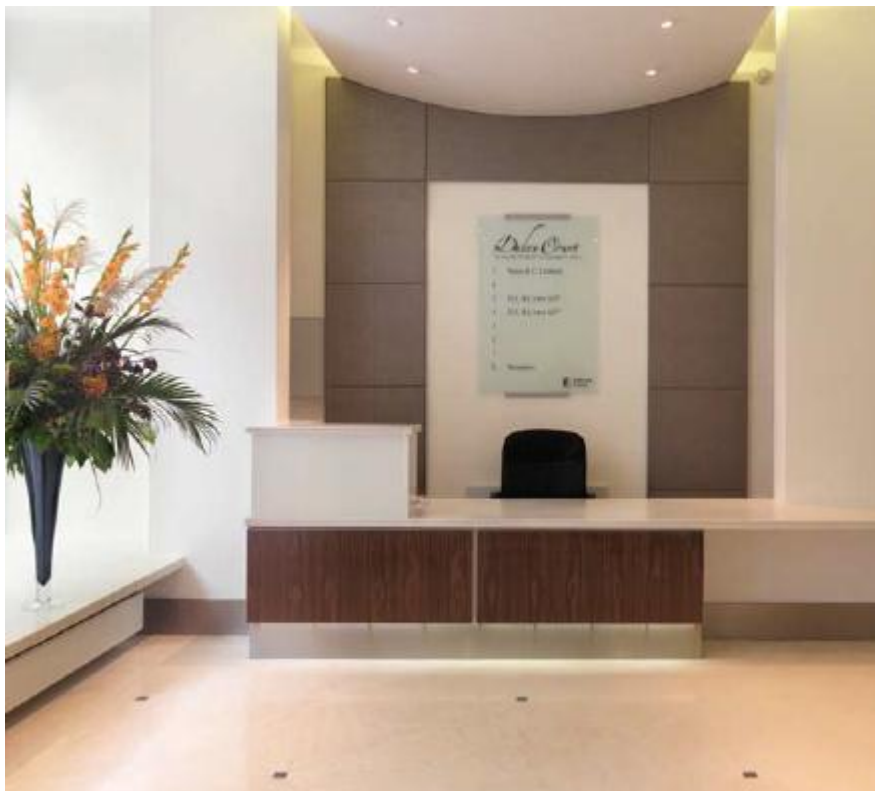


On Behalf of The Crown Estate
Dukes Court
St James's
SW1
Fully Fitted Short Term Offices To Let



1,956 sq ft (181.71 sq m) To Let

020 7522 8500

Space Plans – entire floor

10 Person Board Room x 3
 4 Person Meeting Room x 1
 1 Person Private Office x 7
 14 Work Stations
 Informal Meeting Area

Tea Point/Breakout Area
 Comm. Room
 Copy/Archive Room
 Efficiency 1 person per 214 sq ft



Location:

The Property is prominently located on the top of Duke Street, St James’s on the junction with Jermyn Street. The property benefits from excellent transport links being located in close proximity to Green Park and Piccadilly underground stations (Victoria, Jubilee, Piccadilly and Bakerloo lines). The eclectic retail, restaurant and entertainment establishments of St James’s and Mayfair are within easy walking distance.

Accommodation:

The suites, which can be provided fully fitted or open-plan, comprising of a total of 8,807 sq ft approximately, arranged as follows:-

7 th Floor:	1,589 sq ft – LET
6 th Floor:	2,183 sq ft – LET
5 th Floor (Part)	370 sq ft – LET
4 th Floor (South):	2,164 sq ft – u/o
4 th Floor (North):	2,504 sq ft – u/o
<u>1st Floor (South):</u>	<u>1,956 sq ft – s/a</u>
Total available:	1,956 sq ft

Amenities:

- 2 x Passenger lift
- New VRV air-conditioning
- Commissionaire
- Raised floors
- Excellent natural light
- New LG7 compliant lighting
- New carpets
- Suspended ceiling

Lease:

A new lease(s) is available direct from the landlord for a term until February 2016.

Rent:

£55.00 per sq ft per annum exclusive.

Rates:

£30.00 per sq ft approx.

Service Charge:

£10.00 per sq ft approx.

EPC:

E (123)

Viewing:

Strictly by appointment with joint agents **Mellersh & Harding** and **BNP Paribas**

Mellersh & Harding

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