

Refurbished Office Suite

Part 4th Floor - 350 sq. ft Approx. To Let



Location

This character building is on the corner of Jermyn Street and Duke of York Street, just north of St James's Square. Green Park and Piccadilly Underground Stations (Piccadilly, Victoria, Jubilee and Bakerloo lines) are within easy walking distance, and the area is served by numerous bus routes.

Description

The ground floor of this prominent period building is occupied by the renowned Harvie & Hudson men's outfitters, and the four upper floors of offices are served by a dedicated office entrance in Duke of York Street.

The common parts were modernised a few years ago and all WC facilities have just been renewed.

Accommodation

The available offices compromise part of the fourth floor. The floor has extremely good natural light and has beautiful views over St James's Church.

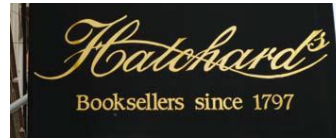
The offices have been redecorated, are carpeted and have perimeter trunking. The office is partially divided by a central demountable partition and is fully furnished.



Amenities

- Open Plan
- Heating
- Fully Carpeted
- Entry Phone
- Redecorated
- Perimeter Trunking
- Furniture available





Term

A new lease for a term by arrangement direct from the Freeholder.

Inclusive Rent

The quoting rent inclusive of service charge and insurance is £500 per week.

Rents also attract VAT.

Business Rates

The estimated Business Rates payable for the current year are £8,879.50 which equate to £25.37 per sq. ft.

EPC

The energy performance for the fourth floor is D 87.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

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

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