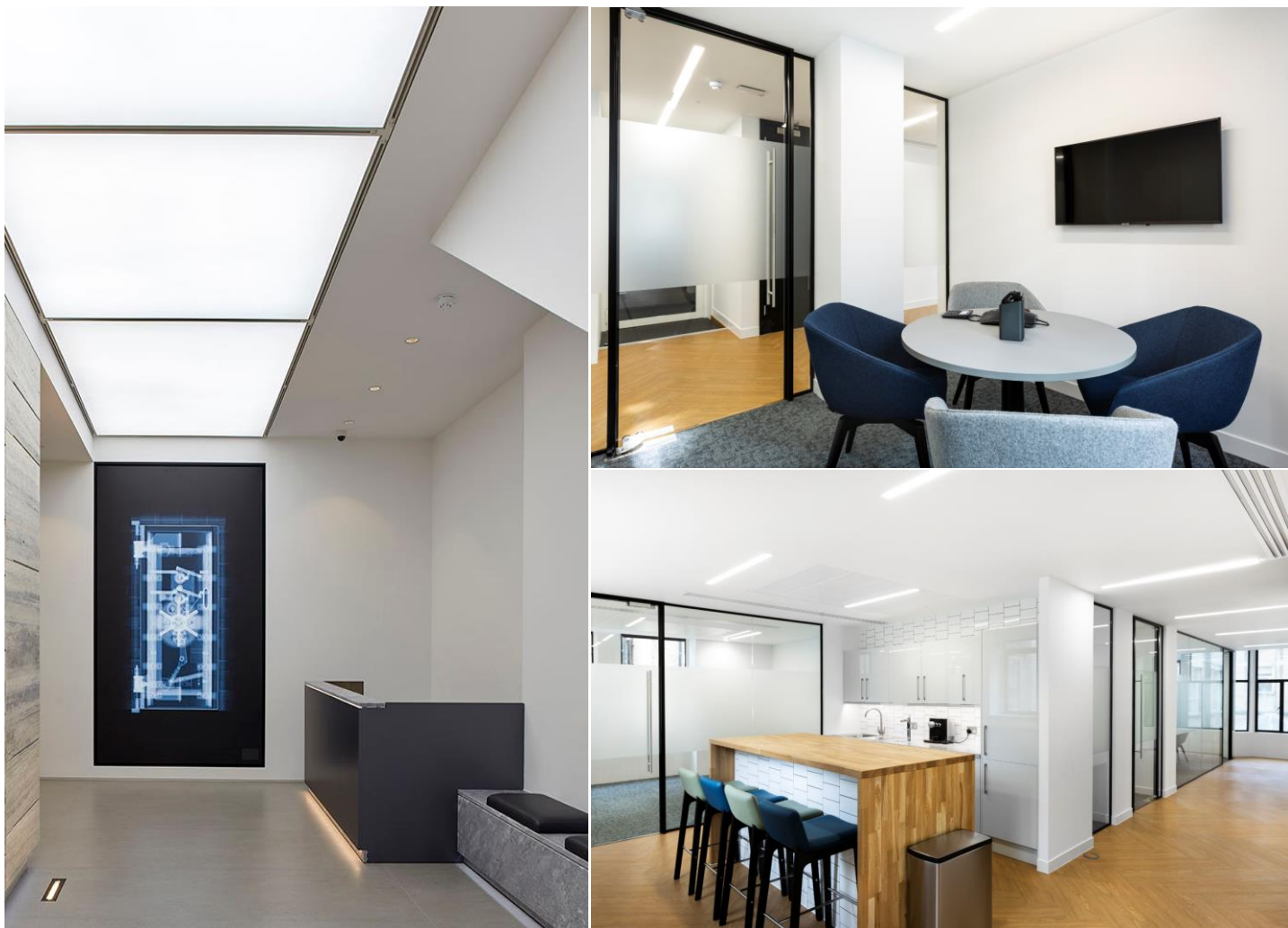


High Quality, Fully Fitted, Office
Suites – To be Let
Flexible Terms & Fully Inclusive

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

54 Jermyn Street, SW1



Flexible Terms & Fully Inclusive Rent

Location

The property is located on the north side of Jermyn Street between St James's Street and Duke Street St James's. Green Park (Piccadilly, Jubilee and Victoria Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) provide good access to the London Underground. Lines).

Description

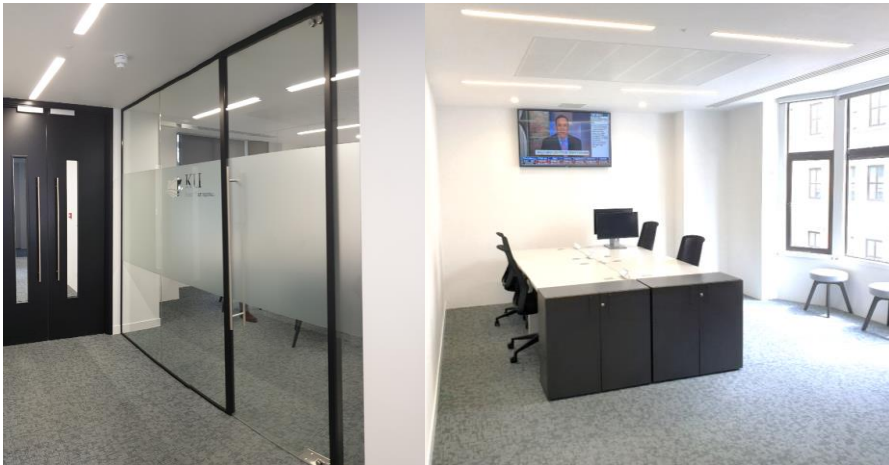
Attractive building served by a smart, modern-designed ground floor reception and concierge. The available office suites comprise between 6 – 12 desks and are fully fitted. There are impressive communal meeting rooms available by separate arrangement. **The suites can be taken together or separately.**

Amenities

- Fully-fitted, refurbished offices
- Independently controlled air-conditioning
- 2x 100Mb Fibre plus power back up facilities.
- Commissionaire
- Use of communal meeting rooms
- Shower on floor
- Separate male and female WC's
- 2x Passenger lifts
- Flexible licences available
- Excellent natural light

Availability

Floor	Desks	Meeting Room(s)	Per Month Cost + VAT
3 rd (Front)	6 - 10	1 Private included (or suitable for a total of 10 workstations)	£9,000
3 rd (Rear)	12	Communal, available by arrangement. <i>Private meeting room can be provided, cost to be confirmed</i>	£9,000
<i>Total</i>	<i>18 - 22</i>	<i>There are 2 communal meeting rooms which can be made private by separate negotiation, if required</i>	<i>£18,000</i>



Communal Meeting Rooms



Term

New license/s available on flexible terms.

Possession

Immediate.

Viewings

Strictly by appointment through sole letting agents: **MELLERSH & HARDING LLP**

Julian Leech
020 7522 8525
jleech@mellersh.co.uk

Sammy Conway
020 7522 8524
sconway@mellersh.co.uk