



## 24 St. James's Square, London, SW1Y 4JH

### 1,762 SQ FT HIGH QUALITY FITTED AND FURNISHED ST JAMES'S SQUARE OFFICE FLOOR TO LET

- Modern office redevelopment
- Best in class end of trip facilities including showers, bike racks, and lockers
- High quality fit out in situ
- EPC B
- Impressive ground floor manned reception and concierge
- 2x 8 person passenger lifts
- 2 private balconies
- BREEAM Very Good

## Overview.

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## Location.

St James's Square is one of London's most prestigious and recognised addresses. The building is located on the south side of the Square. Green Park (Piccadilly, Victoria, and Jubilee lines), Piccadilly (Bakerloo and Piccadilly lines), and St James's Park (Circle and District lines) underground stations are all located within a short walk of the building, providing convenient access to the rest of London and beyond.

## Accommodation

The floor was fitted out to a high quality in 2022 and is currently configured to provide; a large executive office, a large boardroom, a smaller meeting room, an open plan kitchen and breakfast bar, a small waiting area, open plan desks for 14, and a high table with 6 chairs for hot desking / flexible working. The floor enjoys two private balconies, demised WC's, a private shower, and views of St James's Square. The accommodation comprises the following areas:

Name	sq ft	sq m
5th	1,762	163.70

## Financials.

Rent	£115 per sq ft Passing Rent
Rates Payable	£54.93 per sq ft
Service Charge	£19.43 per sq ft
EPC Rating	B (37)

## Terms.

Assignment of the existing lease for a term expiring May 2028, subject to a tenant only break option in May 2026.

Alternatively, a short term sublease expiring May 2026.

A new lease is available direct from the Landlord on terms by arrangement.

## Contacts.

### Bailey Crouch

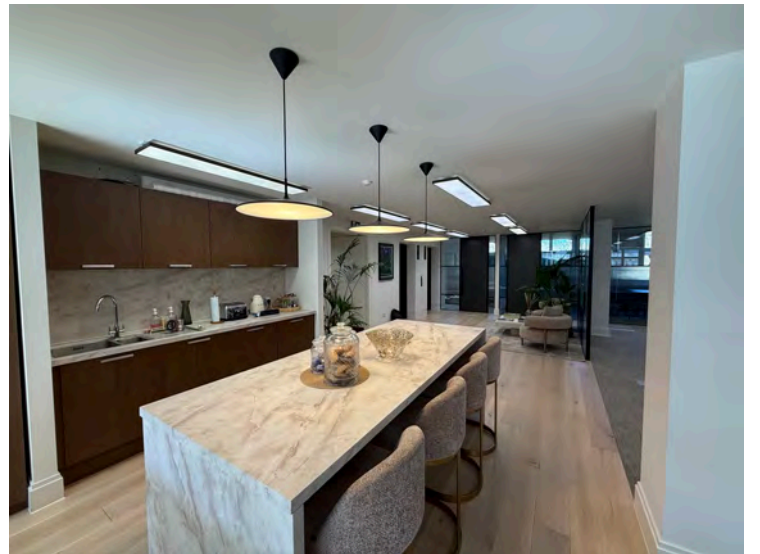
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