



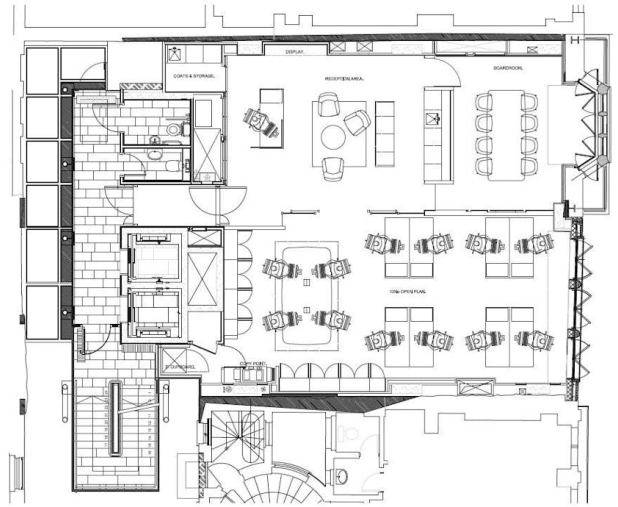
2 St. James's Street, London, SW1A 1EF

Fully fitted 1st floor in the heart of St James's

- Fully Fitted
- Concierge
- Demised kitchen
- Air conditioning
- Impressive atrium
- Raised Floor
- WC facilities
- Views towards St James's Palace & the Park

2 St. James's Street

London, SW1A 1EF



1st FLOOR SPACE PLAN
SCALE 1:50 @ A2

Summary

Available Size	1,427 sq ft / 132.57 sq m
Rent	£125.00 per sq ft
Service Charge	£23.61 per sq ft
EPC	Upon enquiry

Description

2 St James's Street is a Grade A office development designed by MJP Architects built behind a retained façade. The building has a beautiful oak-panelled office reception which leads into a dramatic three-storey atrium. The available accommodation is on the 1st floor, which is accessed by two passenger lifts. The floor is fitted out to a high standard. It consists of a large meeting room, open open-plan working area, a kitchen, and a large reception area. It benefits from large windows towards St James's Palace and the park. It also has excellent natural light.

Location

2 St James's Street is located in a prime St James's location. Transport links are excellent with easy access to Piccadilly Circus (Bakerloo and Piccadilly lines), Green Park (Jubilee, Victoria and Piccadilly Lines), Leicester Square (Piccadilly and Northern lines) and Charing Cross (Northern and Bakerloo lines and National Rail) all within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st	1,427	132.57	£125	£52.36	£23.61	£23,898.68	Available
Total	1,427	132.57	£125	£52.36	£23.61	£23,898.68	

Terms

Available by way of sublease or assignment until March 2027



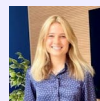
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