



## 6 Duke Street, London, SW1Y 6BN

Comprehensively Refurbished Office Space in St. James's London  
(4,482 - 9,286 sq ft)

- Staffed Reception
- Terrace (on 4th Floor)
- New key point...
- Cat A
- Impressive End of Trip Facilities

# 6 Duke Street

London, SW1Y 6BN



## Summary

|                |  |
|----------------|--|
| Available Size | 4,482 to 9,286 sq ft / 416.39 to 862.70 sq m |
| Rent           | £117.50 per sq ft                            |
| Service Charge | £15.64 per sq ft                             |
| EPC            | B  |

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 3rd          | 4,804        | 446.31        | Available    |
| 4th          | 4,482        | 416.39        | Available    |
| <b>Total</b> | <b>9,286</b> | <b>862.70</b> |              |

The third floor comprises fitted office space that can be offered Cat A or fitted. There is the possibility of providing an interconnecting stair between the floors.

## Location

The property is located on the east side of Duke Street close to its junction with King Street, situated in the heart of St James's. The area boasts a wealth of high class hotels, restaurants, clubs and boutique shops. Green Park and Piccadilly Circus Underground Stations are close by (Victoria, Jubilee, Piccadilly and Bakerloo lines) and numerous bus routes pass along nearby Piccadilly.



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