



OFFICE TO LET

26 PALL MALL

London, SW1Y 4JH

WITH DIRECT ACCESS FROM PALL MALL, THE GROUND AND LOWER
GROUND FLOORS PROVIDE AN OPPORTUNITY FOR A PRIME SELF-
CONTAINED UNIT IN ST JAMES'S.

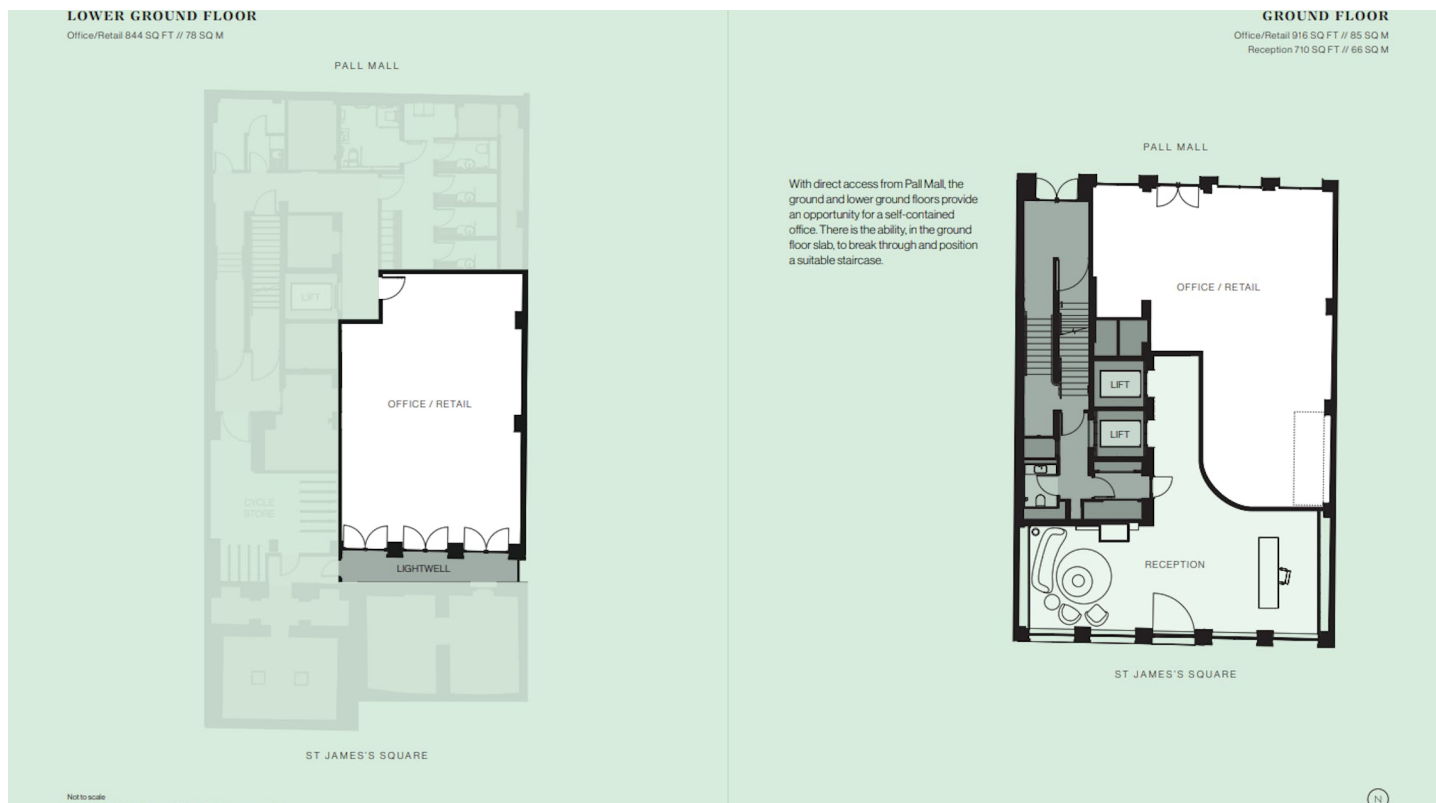
1,760 SQ FT (163.51 SQ M)



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DETAILS



DESCRIPTION

The self contained unit provides 1,760 sq ft of shell & core space over a ground and lower ground with an entrance directly onto Pall Mall and the opportunity to position an internal staircase.

ACCOMMODATION

The premises is arranged over ground and lower ground floor with the following approximate floor areas: Ground Floor: 916 sq ft 85.10 sq m Lower Ground Floor: 844 sq ft 78.41 sq m Total: 1,760 sq ft 163.51 sq m The premises benefits from up to 4 metres head height on both ground and lower ground with good natural light on both levels.

Name	sq ft	sq m	Availability
Ground	916	85.10	Available
Lower Ground	844	78.41	Available
Total	1,760	163.51	

KEY FEATURES

- Excellent Natural Light
- Superb outlook to Pall Mall
- Self Contained Entrance
- Opportunity to position an internal staircase

OUTGOINGS

- **Rent:** £125,000 per annum exclusive of rates, service charge and insurance.
- **Rates:** £49.43 per sq ft
- **Service charge:** £1.68 per sq ft
- **EPC:** A (16)

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TO REQUEST A VIEWING CALL US 0207 629 7282



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LOCATION



The borough of St James's is an internationally renowned area for its affluent and exclusive atmosphere with a high number of boutique retailers, fine art galleries and auction houses. Most notably, Christies with numerous complimentary businesses which are associated with the Auction House. Pall Mall is a famous thoroughfare in its own right linking St James's Palace to the west and Trafalgar Square to the east. The subject premises is located centrally within the street and immediately south of St James's Square, a prestigious office location with some of the highest rents paid per sq ft in London. The location benefits from good transport connectivity with Green Park and Piccadilly Underground Station in close proximity.

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