



OFFICE TO LET

2 BABMAES STREET

London, SW1Y 6HD

THE THIRD FLOOR AT 2 BABMAES STREET OFFERS 1,336 SQ FT OF FITTED OFFICE SPACE IN PRIME ST JAMES'S ON A DIRECT LEASE FROM THE LANDLORD.

1,336 SQ FT (124.12 SQ M)



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DETAILS



DESCRIPTION

The building has been re-designed by MoreySmith. The entrance, with its canopy made from bronze anodised aluminium, leads into a stylish reception with marble flooring, feature white gold panelled walls and brass trim detailing. These finishes are continued through into the automatic passenger lift car that serves all floors.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Floor	1,336	124.12	Available
Total	1,336	124.12	

KEY FEATURES

- Building host
- Cycle parking facility
- Shower and changing facilities
- WCs on every floor
- Automatic passenger lift
- Fully accessible raised floors
- LED lighting throughout
- VRF cooling system

OUTGOINGS

- **Rent:** £99.50 per sq ft
- **Rates:** £38.42 per sq ft
- **Service charge:** £17.44 per sq ft [Please note their is also a sinking fund charge of £1.00 per sq ft and and insurance charge of £0.84 per sq ft]

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TO REQUEST A VIEWING CALL US 0207 629 7282



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LOCATION



The building is ideally located within a three minute walk of Piccadilly Circus underground station, while Green Park and Charing Cross stations are also a short walk away.

St James's boasts a wealth of high end amenities with the world renowned Jermyn Street on the buildings doorstep as well St James's Square being a short walk away. Mayfair's members clubs and Bond Street are also within a short walking distance whilst Soho's much more contemporary offering with the Ham Yard Hotel and Rapha Cycle Club all within a 10 minute walk.

CONTACT US

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