

TO LET - OFFICE

3 ST. JAMES'S SQUARE

SW1Y 4JU



Key Highlights

- 11,579 sq ft
- Access to building EOT
- Skylight on G
- Air Conditioning
- Self-contained entrance
- Inter-connecting stairs
- Lightwell for LG

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Location

The building is located on the East side of St James's Square in the heart of St James's, an established office location. The area is internationally renowned for its unrivalled amenities, including some of London's most famous hotels, restaurants, private members clubs and luxury shopping.

Transport links are excellent with Green Park (Jubilee and Piccadilly Lines), Piccadilly Circus (Piccadilly and Bakerloo Lines) and Charing Cross (Northern, Bakerloo and Main Line) Stations all within walking distance.

Description

After recently letting all upper floors, the Ground and Lower Ground are available as a self-contained unit totalling 11,579 sq ft. The space has a designated entrance separate to the main reception and an interconnecting staircase between the two floors.

The space would be suitable for a variety of uses such as private offices, serviced office operators, galleries, retail, restaurants, gyms, medical etc.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - Ground and Lower Ground	11,579	1,075.72	Available
Total	11,579	1,075.72	

Terms

New lease are available for a term by arrangement.

Business Rates

Rates payable: £20 per sq ft

Estimated



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AREA PLAN

3 ST JAMES'S SQUARE


LONDON, SW1Y

Ground Floor


IPMS3 Office Area

Excluded Areas


The following are EXCLUDED from the IPMS 3 - OFFICE Area:

 Common Reception (IPMS) 114,7 sq m 1235 sq ft

Net Internal Area

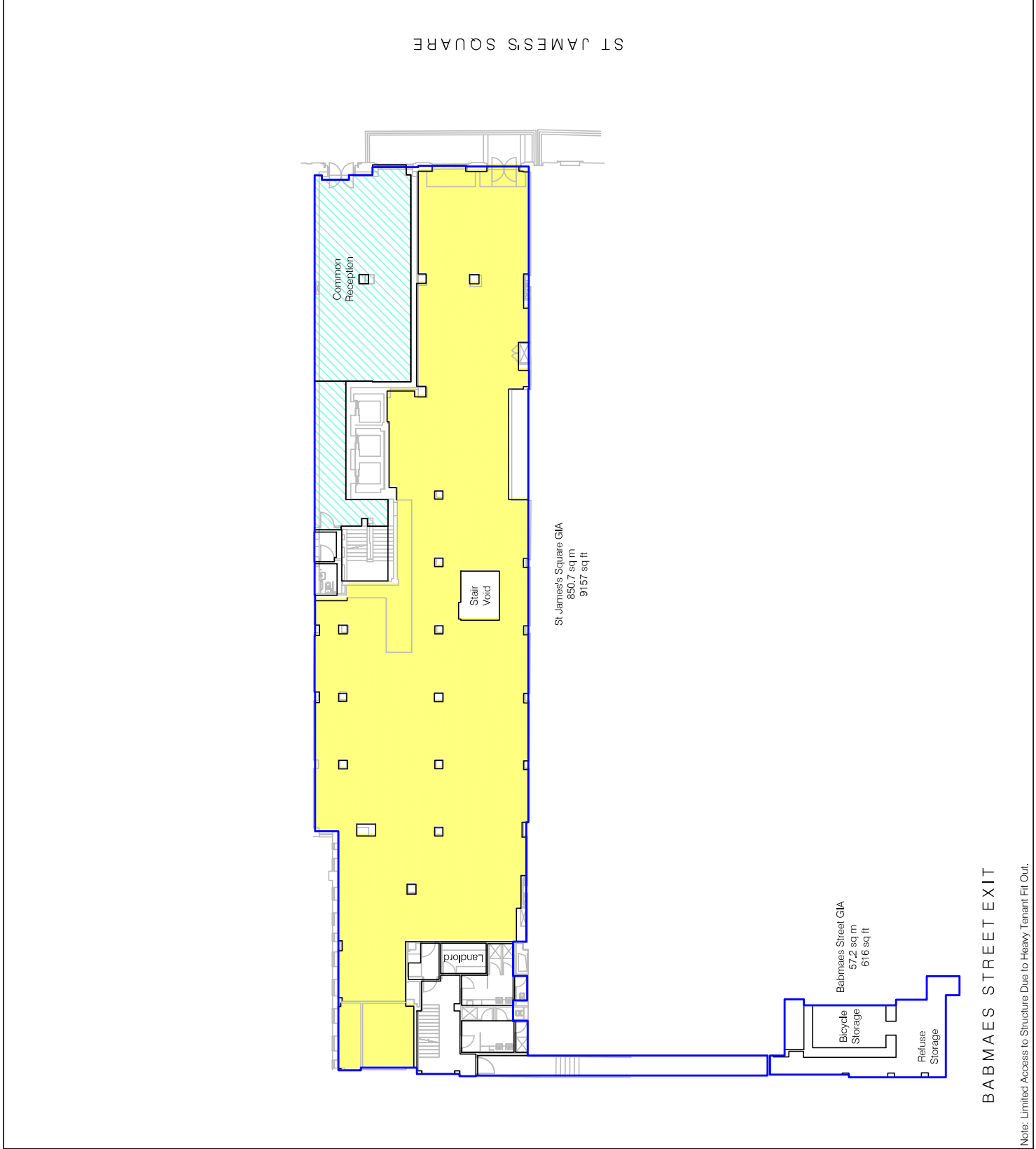
 NIA Leisure 562,3 sq m 6053 sq ft

The following have been EXCLUDED from the TOTAL NIA:


 Common Reception (NIA) 88,6 sq m 954 sq ft
 Stair Void 8,6 sq m 93 sq ft

Gross Internal Area

 GIA 907,9 sq m 9773 sq ft



Notes:

 Floor to Ceiling Height (Metres)

A dashed line denotes assumed - Inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF3739-AREA-G

Issue A November 2021

Scaled for presentation - 1:250 @ A3



BABMAES STREET EXIT

Note: Limited Access to Structure Due to Heavy Tenant Fit Out.

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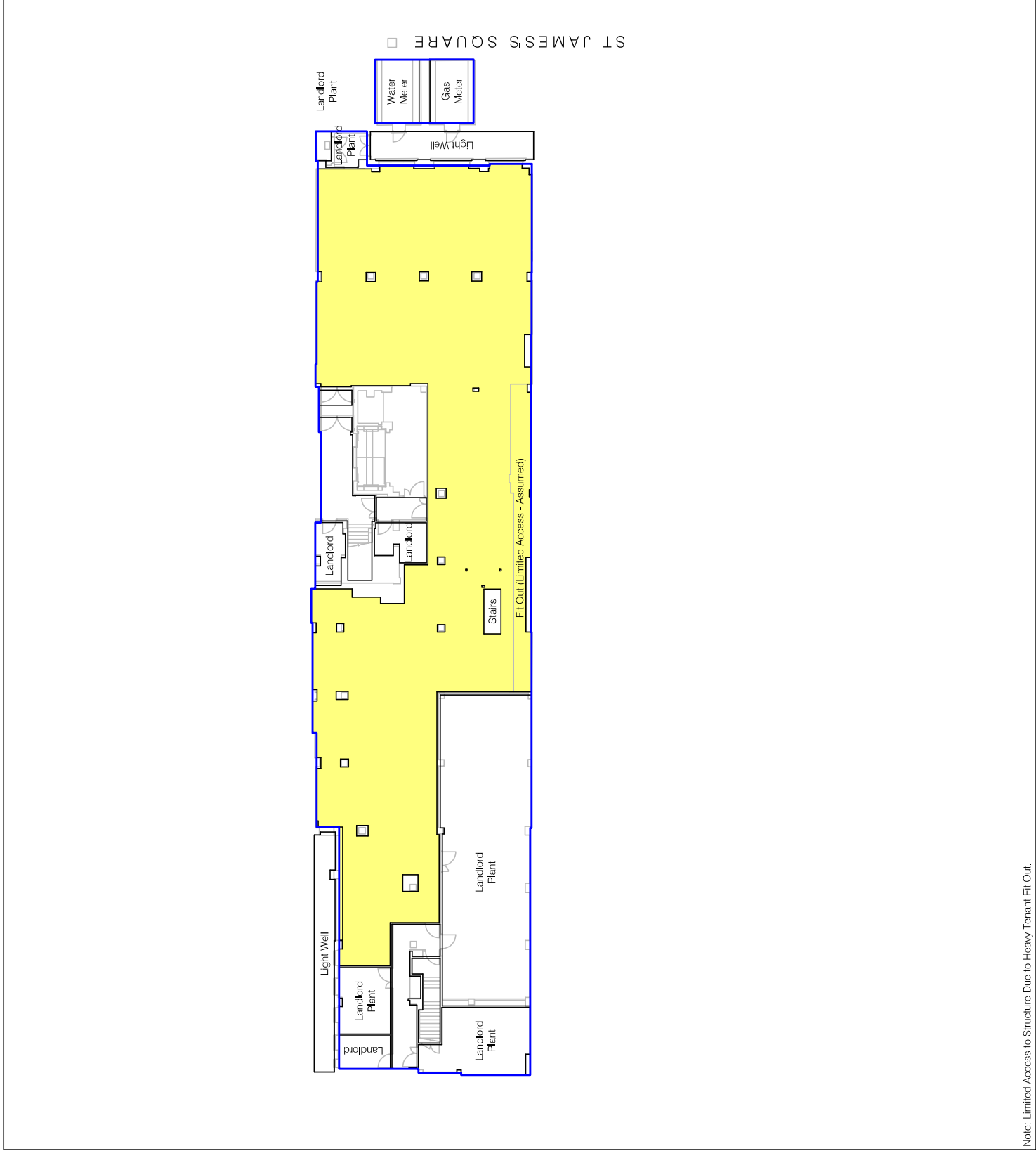
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 LONDON, SW1Y

Basement
Net Internal Area

 NIA Leisure	513.4 sq m	5526 sq ft
The following have been EXCLUDED from the TOTAL NIA:		
Stairs	3.4 sq m	37 sq ft

Gross Internal Area

 GIA	873.6 sq m	9403 sq ft
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Notes:

(XX) Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

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