



60 St. James's Street

London, SW1A 1LE

**477 – 1,645 sq ft fully fitted
& newly refurbished Cat A
boutique office space in St
James's.**

477 to 1,645 sq ft

(44.31 to 152.83 sq m)

- 7th Floor - Part Fitted
- 1st Floor - CAT A
- LED strip lighting
- Demised WC's
- Under floor trunking
- 7 Person passenger lift serving all floors
- New 3 pip VRV heating and cooling system
- Video link entry system
- 1:10 sq m occupational density
- Fibre ready

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Summary

Available Size	477 to 1,645 sq ft
Rent	£97.50 - £110.00 per sq ft
Rates Payable	£43.44 per sq ft
Service Charge	£15.63 per sq ft
EPC Rating	C (56)

Description

477 – 1,645 sq ft fully fitted & newly refurbished Cat A boutique office space in St James's.

Location

60 St James's Street is easily accessible via Green Park (Jubilee, Piccadilly and Victoria Lines), St James's Park (District and Circle Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) tube stations, as well as nearby Victoria Railway Station with fast links to Gatwick Airport.

Accommodation

The accommodation comprises the following areas:

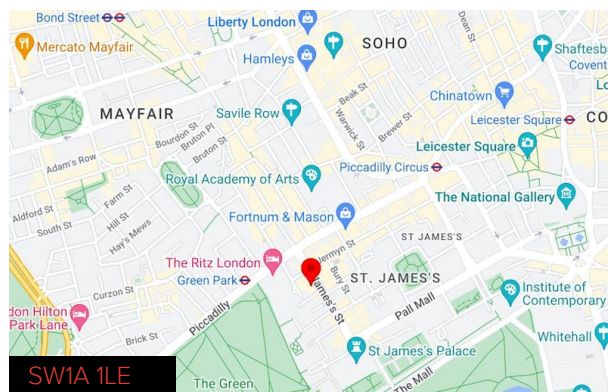
Name	sq ft	sq m	Availability
7th - Part Fitted	477	44.31	Available
2nd - Fully Fitted	1,184	110	Let
1st - CAT A	1,168	108.51	Available
Total	2,829	262.82	

Viewings

Strictly via Levy Real Estate

Terms

A new lease is available for a term by arrangement directly from the Landlord.



Viewing & Further Information

Meg Carr

07896899798

megan.carr@levyrealstate.co.uk

Simon Tann

0207 747 0141 | 07748 180 198

simon.tann@levyrealstate.co.uk



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