

# 38 Jermyn Street, London, SW1 - 2,491 sq ft.

## High Quality Plug and Play Offices in Princes House

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### Location

Princes House is situated on the northern side of the world renowned Jermyn Street; originally famed for its high end menswear retailers, today, its prominent position also provides immediate access to the best of St James's and Mayfair's restaurants, retail, clubs and hotels.

### Transport

Transport links are excellent with Green Park (Jubilee, Piccadilly and Victoria Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) on the door step. Charing Cross (Bakerloo and Northern lines) is also within walking distance. The buildings proximity to Piccadilly also benefits from the numerous bus routes.

### Description

Princes House has been refurbished to provide top quality accommodation in a traditional St James's period building. The mezzanine floor is currently available to let. The space is fitted to provide a combination of open plan workspace, private offices, meeting rooms and kitchen facilities. In addition, the combination of the statement atrium and external windows provides the floor with excellent natural lighting.

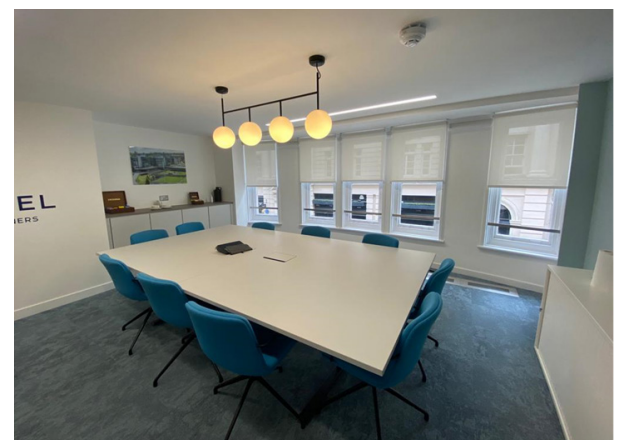
### Accommodation (NIA)

Floor areas are subject to measurement upon completion of works.

Description	sq ft	sq m
Mezzanine	2,491	231.4
<b>Total</b>	<b>2,491</b>	<b>231.4</b>

### Specification

- Plug and play
- Fibre line
- Fitted meeting rooms and offices
- Kitchen and break out area
- Fully furnished
- Accessible raised floor
- Plaster ceiling with inset LED lighting
- Underfloor air conditioning
- 2x wall climber passenger lifts
- Commissionaire
- Shower facilities
- Cycle storage



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Levy Real Estate LLP  
Heddon House, 149-151 Regent  
Street, London, W1B 4JD

T +44 20 7930 1070  
E [info@levyrealstate.co.uk](mailto:info@levyrealstate.co.uk)

[www.levyrealstate.co.uk](http://www.levyrealstate.co.uk)

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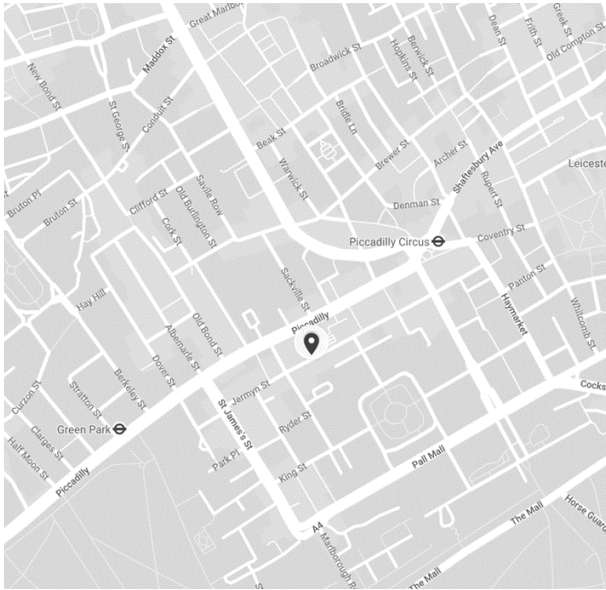


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## Map



## EPC

Available on request.

## Rent

Assignment – Current passing rent is £79.50 psf

## Rates

£37.37 per sq ft

## Service Charge

£23.75 per sq ft

## Lease Terms

Available by way of sublease or assignment until 25th July 2025. Alternatively, subject to negotiation, a new longer lease may be available.



## Further Information

### Levy Real Estate

#### Simon Tann

T 020 7747 0141

M 07748 180 198

E [simon.tann@levyrealestate.co.uk](mailto:simon.tann@levyrealestate.co.uk)

#### Calum Holden

T 020 7747 0090

M 07508 610 454

E [calum.holden@levyrealestate.co.uk](mailto:calum.holden@levyrealestate.co.uk)

### Crossland Otter Hunt

#### Richard Lockhart

T 020 7399 2735

M 07780661096

E [richard@coh.eu](mailto:richard@coh.eu)

#### Jessica Flather

T 020 7399 2743

M 07787296201

E [jessica@coh.eu](mailto:jessica@coh.eu)

#### Charlotte Steele

T 020 7408 1114

M 07503625481

E [charlotte@coh.eu](mailto:charlotte@coh.eu)

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