



KING'S HOUSE, 10 HAYMARKET, ST JAMES'S SW1
FITTED OFFICE FLOORS TO LET
2,097 / 2,647 SQ FT



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Location

The attractive property is situated on the East side of Haymarket within St James's. Piccadilly Circus underground station is within less than 3-minutes walk from the property (Piccadilly and Bakerloo lines). The surrounding area boasts a wealth of occupier amenity with internationally renowned theatres, restaurants, hotels, gyms and cafes.

Description

The first and third-floors are currently in core condition and will be delivered fitted by the landlord, benefitting from new air conditioning units and LED lighting.

The third-floor will be delivered with one meeting room, kitchen with break out space and open plan desk area.

The first floor will be delivered with two meeting rooms, shower, kitchen and open plan desk area.

Specification

- Air conditioning
- Raised floors
- Excellent ceiling heights
- Fitted kitchenette/tea point
- Manned reception
- Good natural light and outlook
- 1 x 9-person passenger lift
- Presentable common parts

Schedule of accommodation

| Description | Area (sq m) | Area (sq ft) |
|--------------------------------------|--------------|--------------|
| 3 rd floor (Due May 2024) | 194.8 | 2,097 |
| 1 st floor (Due May 2024) | 245.9 | 2,647 |
| Total GIA | 440.7 | 4,744 |

Business Rates

£25.92 – £26.16 per sq ft

EPC

Available upon request.

Terms

New lease terms are available direct from the Landlord.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Rhodri Phillips
 Tel. +44 (0) 776 861 5296
RPhillips@geraldev.com

Viviana Thurstan
 Tel. +44 (0)738 540 9535
VThurstan@geraldev.com



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