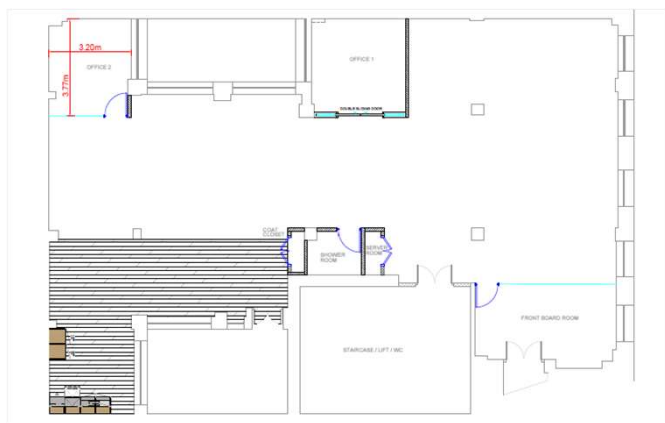
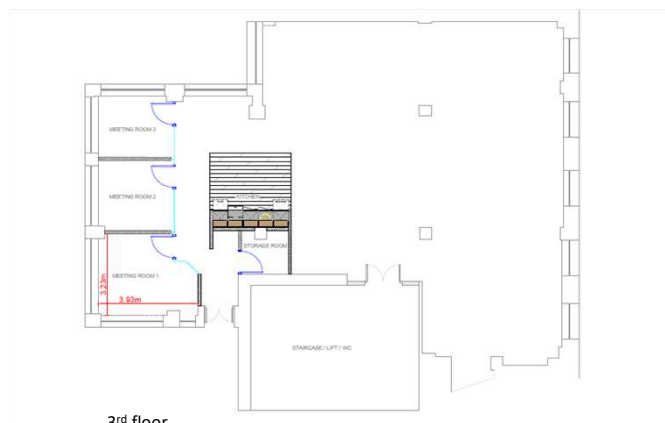




KING'S HOUSE, 10 HAYMARKET, ST JAMES'S SW1
FITTED OFFICE FLOORS TO LET
2,097 / 2,647 SQ FT



1st floor



3rd floor

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 floors are under refurbishment to comprise new air conditioning and lighting and will be delivered partially fitted condition featuring meeting rooms, kitchen/break out area, and open plan for desks and furniture to be installed.

Specification

- New air conditioning
- Raised floors
- Excellent ceiling heights
- Fitted kitchenette/tea point
- Good natural light and outlook
- Redecorated entrance hall
- Presentable common parts
- 1 x 9-person passenger lift

Floor Area

Description	Area (sq m)	Area (sq ft)
3rd Floor (Ready Sept '24)	194.8	2,097
1st Floor (Ready Sept '24)	245.9	2,647
Total NIA	440.7	4,744

Term

New lease terms are available direct from the Landlord.

Rent

From £69.50 per sq ft

Business Rates

£26.29 per sq ft

Service Charge

£9.50 per sq ft

EPC

Available upon request.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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