



14 WATERLOO PLACE, ST JAMES'S SW1
MODERN FITTED OFFICE SUITES AVAILABLE TO LET
1,925 / 2,334 / 1,251 SQ FT



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Location

The property is situated on the west side of Waterloo Place directly opposite the Sofitel Hotel. St James's offers superb local amenities with world famous restaurants, bars, international hotels and retail amenities. Piccadilly Circus underground station (Piccadilly & Bakerloo lines) is conveniently located within a short walking distance.

Description

The Lower Ground floor is currently under refurbishment and will be delivered in newly refurbished fitted condition, offering 14 desks, 2 meeting rooms and kitchenette.

Specification

- Modern fitted office suites available
- 3m ceiling height (Lower Ground)
- VRV air conditioning
- LG7 compliant lighting
- Suspended ceilings
- Raised floors
- 9-person passenger lift
- Highly presentable entrance hall & common areas
- Shower facilities
- Excellent natural light & views over Waterloo Place

Floor Area

Description	Area (sq m)	Area (sq ft)
5 th Floor	178.8	1,925
4 th Floor	216.8	2,334
Lower Ground	116.2	1,251
Total	511.8	5,510

Rent

Rent on application.

Business Rates

£28.73 per sq ft

EPC

Available upon request

Terms

New leases available direct from the Landlord.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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