

FLEXIBLE
WEST END
WORK SPACE



31-32

ST JAMES'S

STREET

4TH FLOOR



REGENT
STREET
OFFICE DIRECT

31-32 ST JAMES'S STREET

Available
4TH FLOOR,
1854 SQ FT



OVERVIEW

A fantastic property located on the corner of St James's Street and Jermyn Street, the heart of the West End, this property is surrounded by high end retail shops, restaurant and bars. This office offers easy access to Mayfair and Regent Street.

Local transport links are located within a short walking distance such as Piccadilly Circus station and Green Park station.

Accessed via St James's Street, the building entrance offers a traditional feel with original wooden features. The building benefits by a 6 person lift and the office space offers two recently decorated large open plan areas for working, each with great floor-to-ceiling heights. These are connected via a small corridor where a small tea point and WC's are located. The office offers plenty of natural light with fantastic views over St James's Street.

FEATURES

- 2x large offices
- Air conditioning
- Tea point
- Demised WC
- New carpet
- EPC rating - E

OUR TERMS

BREAK CLAUSE:
Mutual break

BUSINESS RATES:
Payable approx. £31.91 psf

RENT

£30.00 PER SQ FT

Rents are quoted exclusive of VAT and business rates. Subject to contract.

Service Charge

£10.00 PER SQ FT

VIEWING

Strictly by appointment through the sole agents.

ALKA JOTANGIA /
LEASING EXECUTIVE

078 2694 6336
020 7758 0311
alka@rsofficedirect.com

Disclaimer: Regent Street Office Direct / Jones Lang LaSalle for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by way of inspection or otherwise as to the correctness of each of the; (3) no person in the employment of Regent Street Office / Jones Lang LaSalle has any authority to make or give representation or warranty whatsoever in relation to this property.

**FLEXIBLE
WEST END
WORK SPACE**