

SHW

MAKING PROPERTY WORK

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TO LET

OFFICE – 693 SQ FT (64.38 SQ M)

2 St. James's Place, London, SW1A 1NP

DESCRIPTION

2 St James's Place has been comprehensively refurbished to provide bright, modern space within a refined period townhouse.

The occupier will also benefit from modern finishes, including new air-conditioning, a new passenger lift, a new roof terrace, and excellent natural light.

LOCATION

Positioned in one of London's most prestigious addresses, 2 St James's Place is surrounded by world-class hotels, restaurants, and private members' clubs. The Stafford Hotel, The Ritz, and The Wolseley are all moments away. The area is also home to embassies, private offices, and galleries, while Green Park and St James's Park provide peaceful nearby green space.

ACCOMMODATION (NIA)

FLOOR	AVAILABILITY	SQ FT	SQ M
4th Floor	**Available**	**273**	**25.36**
3rd Floor	**Available**	**420**	**39.02**
2nd Floor	Let	370	34.40
1st Floor	Let	393	36.53
Ground Floor	Let	310	28.78
Lower Ground	Let	268	24.93
TOTAL AVAILABLE		**693**	**64.38**

AMENITIES

- New passenger lift serving all floors
- New rooftop terrace providing additional amenity space.
- New air-conditioning throughout
- New showers on the 4th floor
- New kitchenette & WC facilities on the 4th floor
- New floor and perimeter trunking
- Openable windows
- LED spot lighting

RENT

4th floor - £30,030 pa exc.
3rd floor - £47,250 pa exc.
Total - £77,280 pa exc.

Please note, the floors must be taken together.

LEASE TERMS

The floors are available on a new lease, outside the Landlord and Tenant Act, for a term by arrangement..

SERVICE CHARGE

To be confirmed

RATES

To be assessed.

VAT

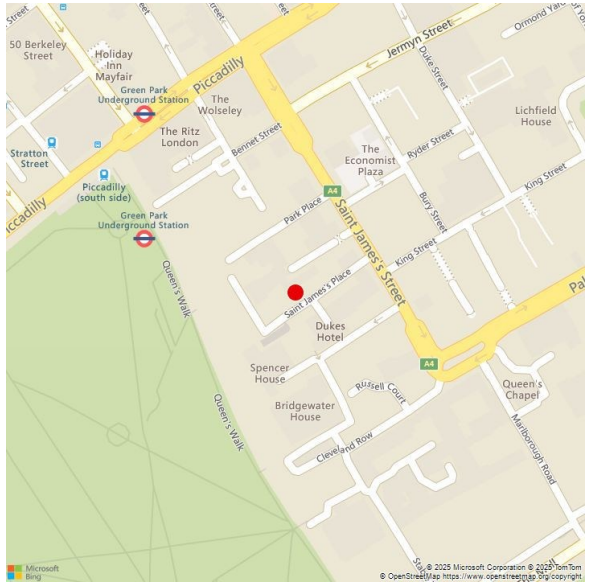
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of A18 expiring 28th August 2035.



VIEWINGS – 020 7389 1500

Richard Williams **t:** 07385 662 009 **e:** rwilliams@shw.co.uk
Harry Darby **t:** 07714 690 431 **e:** hdarby@shw.co.uk

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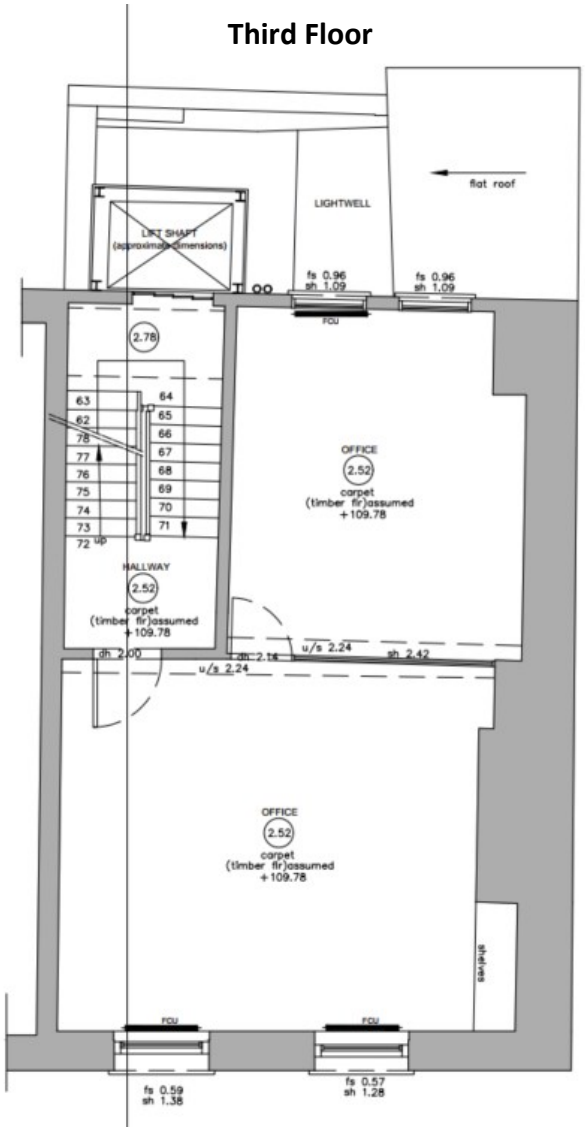
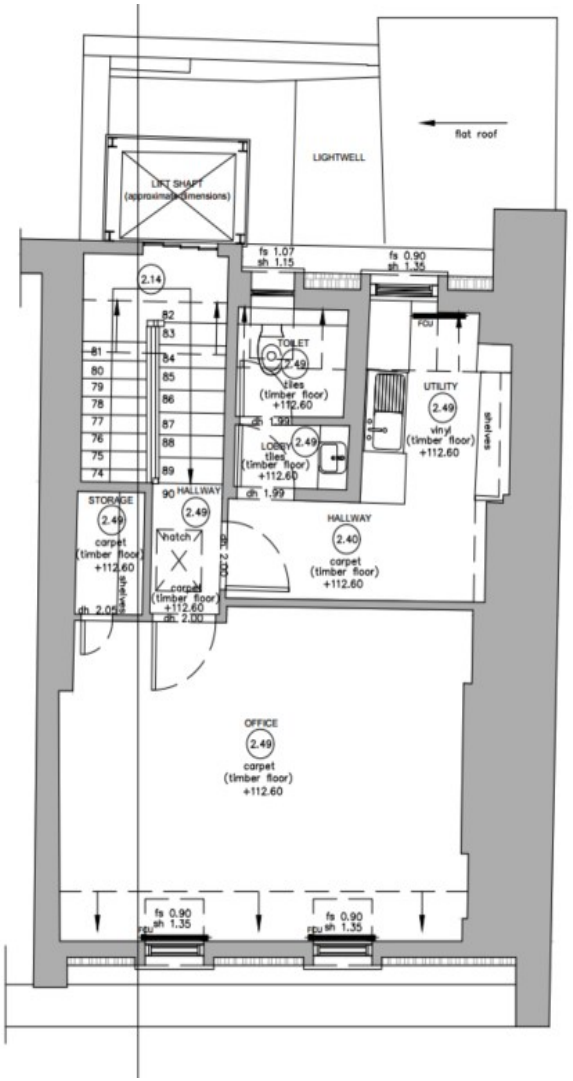
Third Floor



Fourth Floor



St James's Place

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