

**Ground and Lower Ground suite available in
the heart of St James's****1,198 sq ft****Location**

The building is located at the junction of Jermyn Street and Babmaes Street in the heart of St. James's. This iconic neighbourhood thrives today through acclaimed galleries, refined restaurants, and unique shops.

Connectivity is unrivalled being less than a minute's walk from Piccadilly Circus (Piccadilly and Bakerloo lines). St. James's Square is also only moments from the building.

Description

112 Jermyn Street occupies a prime St. James's position. This prestigious Jermyn Street address features an elegant, refurbished reception reflecting the neighbourhood's new modern edge.

The ground and lower ground floor is self-contained and must be let together. Both floors have been refurbished to an open plan Grade A specification including a kitchenette.

The incoming occupier will benefit from:

- 24/7 access
- Building host
- Self-contained unit
- Demised shower and kitchenette
- Newly refurbished reception and common parts
- Automatic passenger lift
- Four-pipe Air Conditioning
- EPC – C

Costs psf	
Rent	£60.00
Rates*	£19.14
Service Charge**	£21.01
Sinking Fund	£2.00

*Occupiers are advised to make their own investigation

** 2024/25 SC budget.



Floor	Size (sq ft)
Ground	394
Lower Ground	804
Total	1,198

Terms

New Lease from the Landlord

For more information, please contact:

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Alternatively, please call our joint agent
Hanover Green on 020 3130 6400

Reception, 112 Jermyn Street



Ground and Lower Ground, 112 Jermyn Street



Floor Plan – Ground and Lower Ground, 112 Jermyn Street

