

## Fully fitted and furnished offices available in the heart of St James's

From 718 sq. ft.

### Location

Babmaes Street has a quiet neighbourhood vibe yet enjoys a wealth of high-end amenities right on the doorstep. Renowned Jermyn Street is a few steps away, while lively Soho is just a few minutes' walk. Excellent connections include Piccadilly Circus underground (a three-minute walk), and nearby Green Park and Charing Cross.

### Description

Occupiers of One Babmaes Street can look forward to modern, spacious floorplates, thoughtfully composed with all of the exceptional features and finishes you would expect from a boutique St James's office building, together with a south west facing communal roof terrace.

The fourth floor has been recently fitted to an exceptional standard and benefits from 10 open plan desks, two small meeting rooms, a large meeting room, a welcome area and a kitchen/break out space.

The lower ground floor spans One and Two Babmaes Street and can be taken as a single unit measuring 1,480 sq ft or the area can be split as 762 sq ft in One Babmaes Street and 718 sq ft in Two Babmaes Street. Both are available fitted.

The incoming occupier will benefit from:

- Communal roof terrace
- 24/7 access
- Bicycle spaces, lockers and showers
- Automatic passenger lift
- VRF cooling system
- EPC – B
- Building host

Costs psf	4 <sup>th</sup>	LG
Rent	£130.00	£40.00
Rates*	£40.41	£28.11
Service Charge**	£23.95	£20.92
Sinking Fund	£1.00	£1.00

\*Occupiers are advised to make their own investigation

\*\* 2024/25 SC budget. LG is a blend of both 1 & 2 Babmaes which are £23.95 & £17.71 per sq. ft. accordingly.



Floor	Size (sq ft)
4 <sup>th</sup>	1,343
LG	1,480
<b>Total</b>	<b>2,823</b>

### Terms

New Lease from the Landlord

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For more information, please contact:

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

Subject to Contract

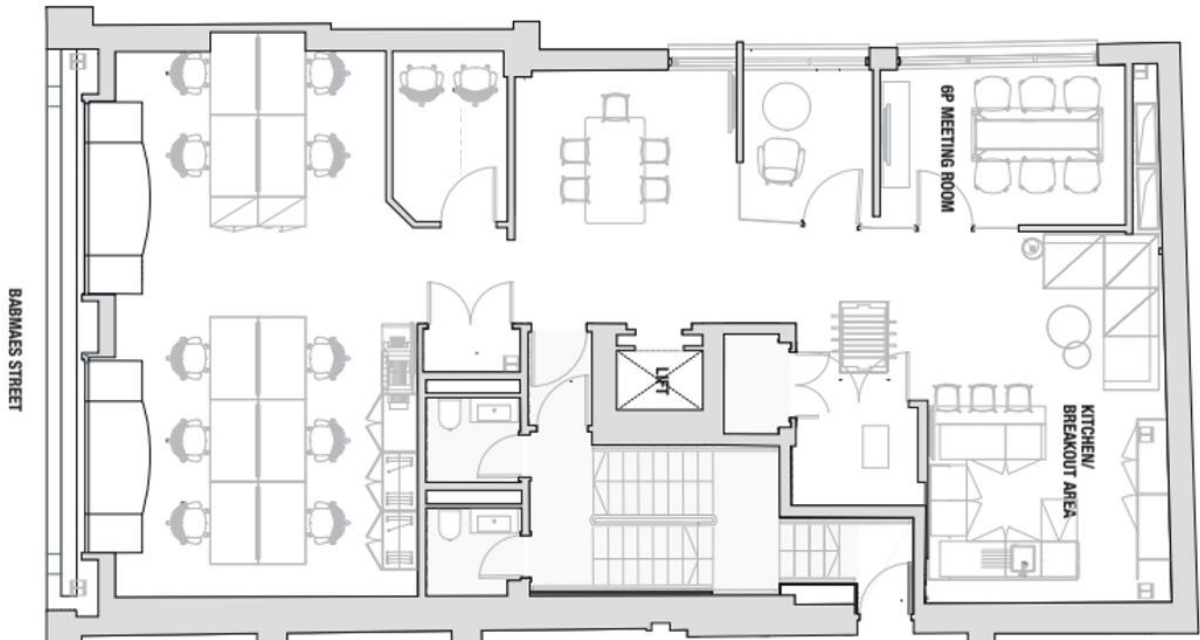
Reception, One Babmaes Street



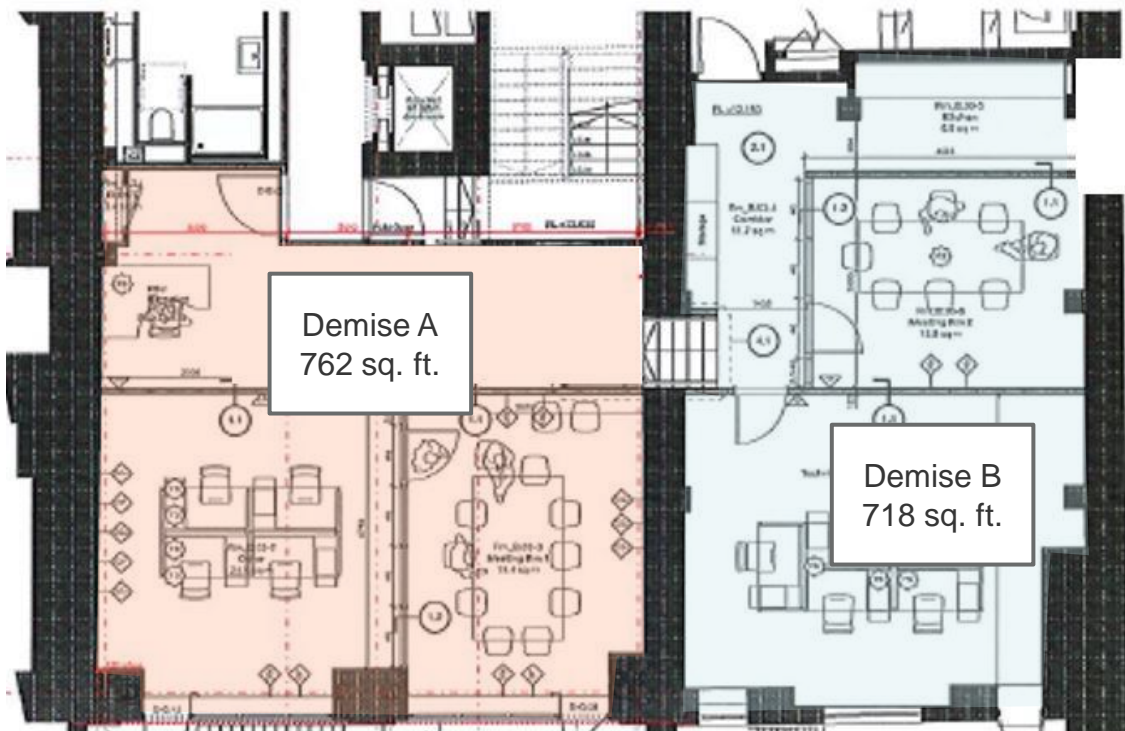
4<sup>th</sup> floor & Communal Terrace, One Babmaes Street



Floor plan – 4<sup>th</sup> floor, One Babmaes Street



Floor plan – LG floor, One and Two Babmaes Street



1 Babmaes Street

2 Babmaes Street