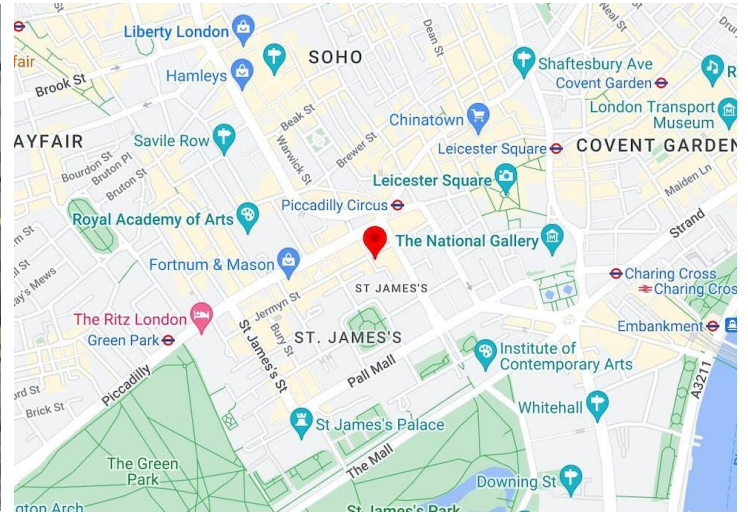




112 Jermyn Street, London, SW1

Newly Refurbished Offices in St. James's

- Open plan and fitted offices
- Manned Reception
- Newly refurbished Reception & Common Parts
- Four-pipe Air Conditioning
- New Air Conditioning on the 5th, Ground and Lower Ground Floors
- Excellent Natural Light
- Passenger Lift
- Fibre Connectivity
- 3rd Floor is Fitted Out
- Self-Contained Ground and Lower Ground Floor



Summary

Available Size	1,198 to 4,047 sq ft
Rent	£60 - £82.50 per sq ft
Rates Payable	£34.12 per sq ft
Service Charge	£21.41 per sq ft
EPC	C

Description

The available accommodation provides newly refurbished offices in the heart of St. James's.

The ground and lower ground floor, comprising 1,198 sq ft, is self-contained and must be let together. Both floors have been refurbished to an open plan Grade A specification including a kitchenette.

The 3rd floor is fitted out.

The 5th floor is open plan and has been refurbished to a Grade A specification.

Location

The building is located at the junction of Jermyn Street and Babmaes Street in the heart of St. James's. 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.

Journey (walk) times in minutes from the building:

- Piccadilly Circus - **1 minute**
- Green Park - **7 minutes**
- Charing Cross - **9 minutes**
- Bond Street - **12 minutes**

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	1,268	117.80	Available
3rd	1,581	146.88	Available
Ground	394	36.60	Available
Lower Ground	804	74.69	Available
Total	4,047	375.97	

For more information please contact:



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