



**PENTHOUSE OFFICE WITH ROOF TERRACE**

**6th + 7th floors, 13 Regent Street**

**London, SW1Y 4LR**

**A delightful, fitted office  
located over the 6th + 7th  
floors of a classic, stone  
fronted building on the  
border of St James's &  
Piccadilly**

**763 sq ft**  
(70.89 sq m)

- Refurbished and fitted with 8 desks
- Break out area
- Comfort cooling
- Meeting room area or further desk space
- Kitchen
- New WC's
- Roof terrace over looking Regent Street and views towards The City
- Lift

# 6th + 7th floors, 13 Regent Street, London, SW1Y 4LR

## Summary

Available Size	763 sq ft
Rent	£47,200 per annum
Rates Payable	£21,333 per annum
Service Charge	£4,976 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Linked via an internal staircase, a refurbished office on the 6th and 7th floors of a well maintained, classic, stone fronted Grade II listed building.

The 6th floor is refurbished with LED lighting, perimeter trunking, data cabling, artwork, 8 work stations, an open meeting desk area for 4, kitchen and new WC's. The 7th floor is a blank canvas and could provide further desks or a formal meeting room and provides access to an eastern facing balcony with views towards The City.

Another floor of circa 500 sq. ft is also available.

## Location

13 Regent Street is situated within St James's, on the west side of Regent Street and a 100 metres away from Piccadilly Underground Station (Piccadilly and Bakerloo lines) and the heart of the West End.

Leicester Square and Green Park Underground Stations are also within easy walking distance and provide access to the Northern, Victoria and Jubilee lines.

## Accommodation

The accommodation comprises the following areas and costs:

Size	Rent	Rates Payable	Service charge	Total month	Total year
763 sq ft	£47,200 /annum	£21,333 /annum	£4,976 /annum	£6,125.75	£73,509

## Terms

A new lease is available directly from The Landlord.

## Availability

This office is available for immediate occupation.

## Viewings

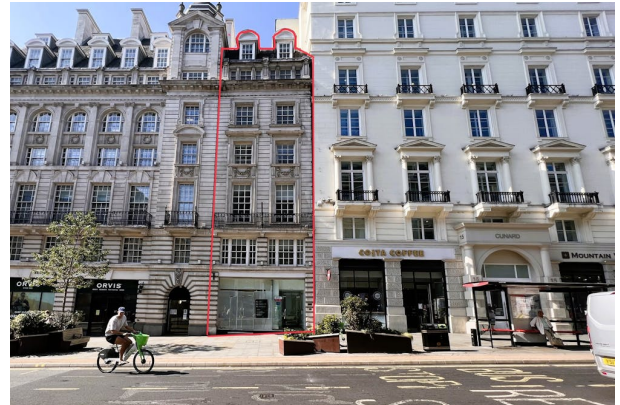
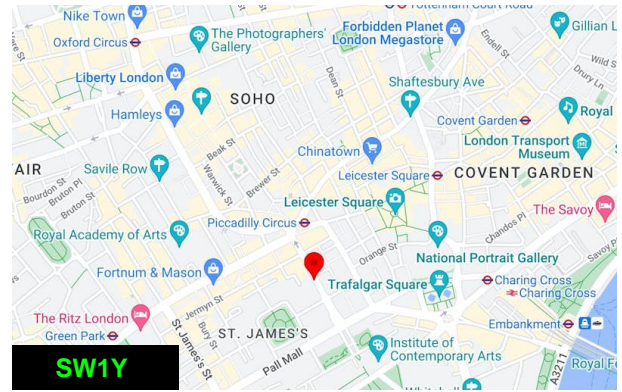
All inspections via The Landlord's sole agent, Ashurst Real Estate

## Dedicated website

Further information, photos and a floor plan can be found at <https://bit.ly/3PQkj39>

## Ashurst Real Estate

If this property is not what you are looking for, take a look at our other properties at <https://bit.ly/462ZFCs>



## Viewing & Further Information

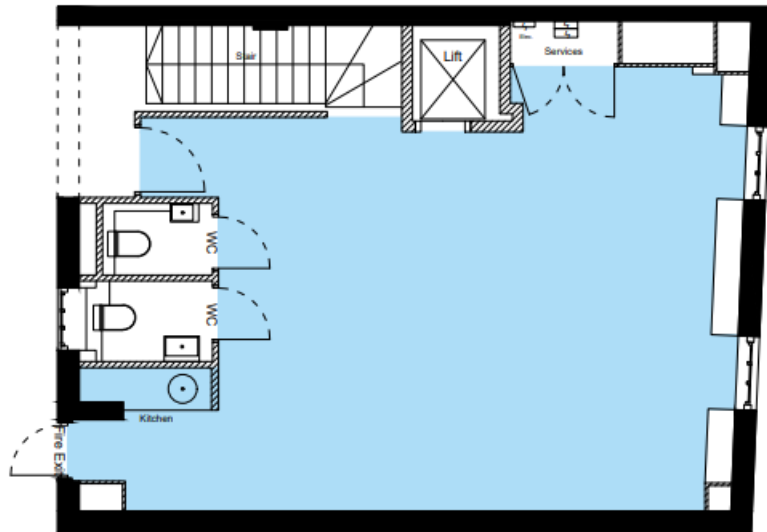


**David Shapiro**

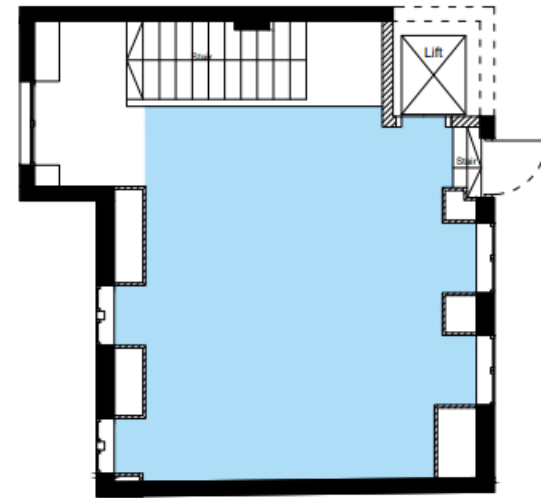
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ds@ashurstre.london

6<sup>th</sup> + 7<sup>th</sup> FLOORS, 13 REGENT STREET, LONDON SW1Y 4LR



6<sup>th</sup> Floor | 479 sq. ft.



7<sup>th</sup> Floor | 284 sq. ft.