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**EDWARD CHARLES  
& PARTNERS W 1**  
**CHARTERED SURVEYORS**

## **12 CHARLES II STREET | LONDON | SW1**

7<sup>th</sup> FLOOR FITTED OFFICES AVAILABLE TO LET – **5,007 sq ft**

Exclusive Large Roof Terrace



**Description:** Grade A High quality fully fitted offices located in the heart of St James, comprising of an equal mix of executive and open plan office space, with generous meeting and boardroom facilities. The space also benefits from exclusive use of a sizeable roof terrace.

**Location:** The building is located on the corner of Charles II Street and Regent Street. Transport links are excellent with Piccadilly Circus (Piccadilly & Bakerloo), Green Park (Piccadilly, Victoria & Jubilee lines) and Charring Cross (Northern & Bakerloo) Underground and Mainline stations all being within close walking distance.

<b>Size:</b>	<b>Floor</b>	<b>NIA (sq ft)</b>	<b>(sqm)</b>	
	7 <sup>th</sup> Floor	5,007	465	<b>Under Offer</b>

**Terms:** A new assignment is available for a term to expire on the 22<sup>nd</sup> June 2019, contracted outside of the Landlord and Tenant Act 1954; alternatively a sublease may be considered.

**Possession:** Immediate

**Rent:** £510,200 per annum (equating to £100.30 psf, net of car parking)

**Rates:** c. £40.76 psf. (2015/2016)

**Service Charge:** TBC

**Amenities:**

- \* High quality fitted accommodation
- \* Four pipe fan coil air conditioning
- \* LG7 compliant lighting
- \* Full access raised floors
- \* 3x13 Passenger lifts
- \* 24 Hour access and security
- \* Fitted kitchenette
- \* Commissionaire
- \* Shower
- \* 2x car parking spaces included within the lease
- \* Exclusive use of roof terrace
- \* Bespoke furniture available by separate negotiation

**Contacts/Viewings:** Strictly through sole letting agents:

**Edward Charles & Partners**

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