

1 Marylebone High Street
London W1U 4LZ
T 020 7009 2300
F 020 7009 2311

office@edwardcharles.co.uk
www.edwardcharles.co.uk

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

11-12 ST JAMES'S SQUARE | LONDON | SW1

HIGH QUALITY OFFICE SPACE TO LET

1,527 – 10,656 SQ FT



Location:

The building is located on the North West side of St James's Square. Given the building's location the transport links are excellent and the nearest underground stations are Green Park (Jubilee and Piccadilly Lines), Piccadilly Circus (Piccadilly and Bakerloo Lines) and Charing Cross (Northern, Bakerloo and Main Line) Stations are all within walking distance.

Description:

11/12 St James's Square was comprehensively redeveloped in 2007 to provide a sympathetic mix of modern Grade A office space benefitting from period rooms fronting St James's Square with modern open plan space behind. The space is available in suites from 1,127 sq ft or floors from 10,673 sq ft to 22,482 sq ft.

Schedule of Areas:

3 rd Floor	Sq ft	Sq m	Rent (psf)
Front	1,527	141.9	£110.00
2 nd Floor	Sq ft	Sq m	Rent (psf)
Rear	9,129	848.1	£79.50
Total Available	10,656	990.0	-

Specification:

- * Impressive ground floor reception
- * Four pipe fan coil air conditioning
- * Fully accessible raised floor
- * 4 x passenger lifts
- * Male, female and disabled access WC's
- * Bicycle parking
- * Impressive period rooms with views into St James's Square
- * Metal tile suspended ceiling with inset lighting
- * Modern open plan floors
- * Showers and changing facilities
- * Goods Lift
- * Car parking

Terms:

By way of assignment or underlease for a term to expire October 2022. The floors are available either separately or as a whole.

Rates:

c.£49.32 psf

Service Charge:

c. £10.95 psf

Viewing:

Strictly by appointment through joint letting agents:

Edward Charles & Partners

020 7009 2300

Jamie Shuttle

jshuttle@edwardcharles.co.uk

Sean Cunningham

scunningham@edwardcharles.co.uk

Ian Bradshaw

ibradshaw@edwardcharles.co.uk

Knight Frank

020 7861 1197

Ben Lewis

Ben.lewis@knightfrank.com

Nick Codling

nick.codling@knightfrank.com

Callum Stidston-Nott

csn@knightfrank.com

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