

**64 St James's Street, SW1**

**HIGH QUALITY FITTED OFFICES TO LET  
1,858 SQ FT**



**GERALDEVE**



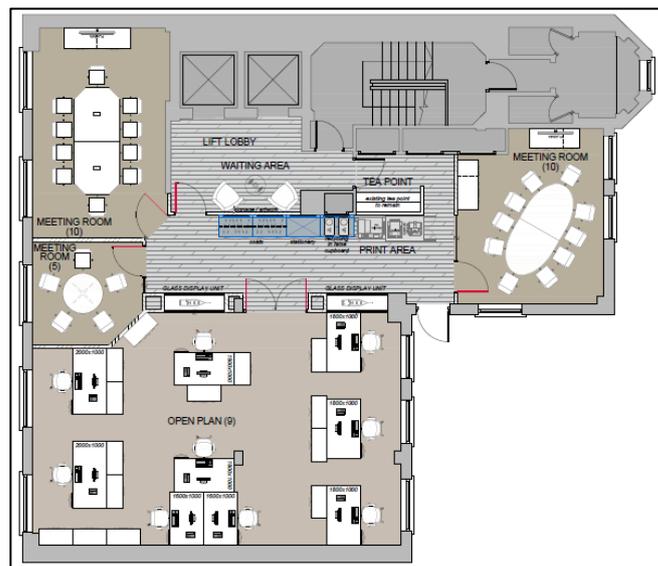
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SW1**

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## HIGH QUALITY FITTED OFFICES TO LET 1,858 SQ FT

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### Location

64 St James's Street is located on the west side of St James's Street between the junctions with St James's Place and Park Place. The property is conveniently positioned within a short walk of Green Park (Victoria, Piccadilly and Jubilee lines). The surrounding streets are well served by a range of internationally recognised hotels, shops and restaurants.

### Description

The building was last comprehensively refurbished in 2006. The floor benefits from a high quality flexible open plan fit out, currently configured for 15 open plan workstations, two 8-person meeting rooms, reception and a kitchenette.

### Specification

- Fitted out
- VAV underfloor air conditioning
- Metal tiled suspended ceilings
- Raised floors
- Excellent natural light
- Triple glazing
- Two 10-person passenger lifts
- Shower facilities
- Commissionaire
- 24-hour security

**EPC available upon request**

### Areas

5<sup>th</sup> floor: 1,858 sq ft

\* Floor areas subject to final check measurement

**Term** – An assignment of a lease to expire 29<sup>th</sup> November 2019. The lease is contracted out of the 1954 Act provisions. The current passing rent equates to £84.00 per sq ft.

The opportunity may present to take a new lease direct from the Landlord.

**Rent** - £84.00 per sq ft (passing)

**Rates** – c.£37.83 per sq ft (2018/2019)

**Service Charge** – £13.65 per sq ft (capped)

**Viewing** – By appointment through Gerald Eve LLP

### Contact Details

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