

**\*NEW INSTRUCTION**

**NEW INSTRUCTION\***

**ON BEHALF OF CO-OPERATIVE INSURANCE SOCIETY LTD**

**86 JERMYN STREET,  
ST JAMES'S, SW1**

**FULLY FITTED OFFICES**



**PART 2<sup>nd</sup> FLOOR**

**1,829 sq ft (169.92 sq m)**

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

- LOCATION:** The property is situated virtually opposite the Piccadilly Arcade, on the south side of Jermyn Street, within a short walk from Green Park and Piccadilly Circus (Victoria, Piccadilly Bakerloo and Jubilee lines) underground stations. The area is extremely well served by numerous hotels, restaurants and shops.
- DESCRIPTION:** The building has been comprehensively refurbished to create a newly remodelled reception area with contemporary finishes and new glass entrance doors. The common areas and WC's have also been finished to an equally high standard.
- The available accommodation is arranged over the part second floor overlooking Jermyn Street. The suite measures approximately 1,829 sq ft (169.92 sq m). It is fully fitted and provides a reception, 2 meeting rooms and an open plan area for 10 desks (a floor plan is available).
- AMENITIES:**
- |   |                                 |
|---|---------------------------------|
| * Impressive newly remodelled reception | * Uniformed commissionaire      |
| * Two eight-person passenger lifts      | * Fully accessible raised floor |
| * Refurbished common parts and WC's     | * Air conditioning              |
| * Metal tiled suspended ceiling         | * Kitchenette                   |
| * 10 person conference room             | * Fully Fitted                  |
- TERMS:** New lease for a term by arrangement.
- RENT:** £62.50 per sq ft per annum exclusive
- RATES:** Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2010 to be approximately £20.53 per sq ft per annum. Interested parties are advised to make their own enquiries.
- TIMING:** December 2010.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- VIEWING:** **Strictly by appointment through joint sole agents:**

**NB Real Estate**  
Patrick Ryan / Rhodri Phillips  
020 7544 2000

**Ashwell Rogers**  
Ash Sharma / Richard Williams  
020 7734 7766



Axa Real Estate Investment Managers is supportive of the voluntary Code of Practice on Commercial Leases in England and Wales. You should be aware that this strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

October 2010