

020 7529 5300

ASHWELL
ROGERS

CHARTERED SURVEYORS



* NEW INSTRUCTION *

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On the instructions of The Crown Estate

**36 ST JAMES'S STREET,
LONDON, SW1**



HIGH QUALITY OFFICE SUITE TO LET

1,005 SQ FT (93.35 SQ M)

www.ashwellrogers.co.uk

25/26 ALBEMARLE STREET MAYFAIR LONDON W1S 4HX FAX 020 7629 9887

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 building is located on the east side of St James's Street on the junction with Jermyn Street, within easy walking distance of Green Park (Victoria, Piccadilly and Jubilee lines) underground station. The area is also well served by a range of internationally recognised hotels, shops and restaurants.
- Description** The available unit comprises the entire fourth floor office measuring 1,005 sq ft (93.35 sq m). The floor provides period features with great views, fantastic natural light and private toilets.
- Amenities**
- | | |
|-------------------------|----------------------------|
| Central heating | Kitchen facilities |
| Private toilets | Entry phone |
| Secondary glazing | Passenger lift |
| Excellent natural light | Window blinds |
| Full carpeting | High quality entrance hall |
- Terms** A new lease is available on a full repairing and insuring basis for a term by arrangement subject to five yearly upward only rent reviews at an initial rental of £55,500 per annum exclusive.
- Rates** Based on information received from the City of Westminster, the estimated rates for the year commencing 1 April 2006 equate to approximately £10.00 per sq ft. Interested parties are advised to make their own investigations.
- Service Charge** £6.11 per sq ft
- Occupation** December 2006.
- Legal Costs** Each party is to bear their own legal costs involved in the transaction.
- Viewing** Strictly by appointment through sole agents Ashwell Rogers:

Richard Weller
020 7529 5306

Richard Williams
020 7529 5305

September 2006



The Crown Estate 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

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The Crown Estate is bound by the provisions of the Freedom of Information Act 2000 ("FOIA"). Third parties acknowledge that The Crown Estate may be required to disclose information they have supplied in response to a request for information under the FOIA. Please therefore clearly identify any information supplied to The Crown Estate which is considered to be confidential or commercially sensitive, with reasons and the harm of disclosure. Where The Crown Estate believes that information ought not to be disclosed for the reasons given, it will take all possible reasonable steps to avoid its disclosure and would, in any event, where practicable, inform the third party before doing so. However, The Crown Estate is ultimately solely responsible for determining whether any information supplied to it must be disclosed under the FOIA.