

60 ST JAMES'S STREET LONDON, SW1



NEWLY REFURBISHED OFFICES TO LET 1,085 – 2,225 SQ FT (100.80 – 206.71 SQ M)

LOCATION:

The property is located on the west side of St James's Street between the junctions with Bennett Street and Park Place. Green Park and Piccadilly Circus underground stations are both close by, and the area is well served by hotels, shops and restaurants.

DESCRIPTION:

The available accommodation comprises the entire ground and lower ground floors and provides open plan offices, currently undergoing refurbishment, having the following floor areas:

Ground	1,085 sq ft	100.80 sq m
Lower Ground	1,140 sq ft	105.91 sq m LET
Total	2,225 sq ft	206.71 sq m

AMENITIES:

- * Air conditioning
- * Suspended ceilings
- * Carpeting
- * Entry phone
- * Integral lights
- * Secondary glazing
- * Passenger lift
- * Excellent natural light

TERMS: The floors are available either separately or together on new leases for terms by arrangement for a maximum period until December 2015 contracted outside sections 24/28 of the Landlord and Tenant Act 1954 part II regarding security of tenure and compensation.

RENT:

Ground floor	£50,000 per annum exclusive
Lower Ground	£34,500 per annum exclusive
Total	£84,500 per annum exclusive

SERVICE CHARGE: We understand that the service charge for the current year equates to £8.88 per sq ft. Further details upon application.

RATES: Based on information received from the City of Westminster, it is understood that rates payable for the year commencing 1 April 2005 equate to approximately £7.96 per sq ft for the lower ground and £16.04 per sq ft for the ground floor. Interested parties are advised to make their own enquiries in this regard.

POSSESSION: Immediate upon completion of legal formalities.

LEGAL COSTS: Each party is to bear their own legal costs involved in the transaction.

VIEWING: By appointment through the joint sole agents:

Chris Watkin / Joe Fuller
Hanrahan Deane
020 7495 3232

Richard Weller
Ashwell Rogers
020 7529 5306

September 2005

NB. The first floor offices comprising 976 sq ft can also be made available giving a combined total of 3,201 sq ft. Further details available upon request

